STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr D Bloor
Strata Group Ltd
Forge Lane
Stoke on Trent
ST1 5NP

Mr & Mrs Harrison
Upper Fernyhill Farm Basford Green Road
Leek
Staffordshire
ST13 7ET

Application no: SMD/2019/0549

Determined on: 5th December 2019

**Town and Country Planning Act 1990**
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

# REFUSAL OF PLANNING PERMISSION

**Location of Development:**
Upper Fernyhill Farm Basford Green Road Basford Leek Staffordshire ST13 7ET

**Description of Development:**
Rear and side conservatories

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans (Ref: Location Plan; Block Plan; Plans and Elevations Rev B) for the reason(s) specified below:-

1. The proposed development, by virtue of the choice of materials, would respond poorly to the existing dwelling thus impacting negatively to the character and apperance of this existing building. The proposed structures would be visible from a nearby public right of way and, through the choice of materials, contribute negatively to the overall character and apperance of the rural landscape; contrary to Policies SS6, SS6c, R2, DC1 and DC3 of the Staffordshire Moorlands Core Strategy, the Staffordshire Moorlands 'Design Principles' SPD, Staffordshire Moorlands Design Guide and paragraph 127 of the NPPF.

**Informative**

1. The Local Planning Authority have where possible worked pro-actively and constructively with the applicant to overcome and address any outstanding planning issues. However, on this occasion the design elements relating to materials could not be overcome and has therefore led to the application being refused.

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

**Simon W. Baker** B.Ed MBA MIMSPA
*Chief Executive*

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

# NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

3. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

4. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

5. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

6. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

**Simon W. Baker** B.Ed MBA MIMSPA
*Chief Executive*

8.