STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr John Keates
John Keates Design
Kenwood Newcastle Road
Stoke on Trent
Staffordshire
ST7 1UR

Mr Douglas
Manderley
18 Barnfields Lane
KIngsley
Staffordshire
ST10 2DG

Application no: SMD/2019/0685

Determined on: 6th January 2019

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

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:
Manderley, 18 Barnfields Lane, Kingsley, Staffordshire, ST10 2DG

Description of Development:
Detached 2 bed bungalow
(Outline application with all matters reserved)

In pursuance of their powers under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY REFUSE OUTLINE PERMISSION** for the development described in the above application for the reason(s) specified below:-

1. The plot's arrangement and location, in terms of its size, shape and awkward relationship with other existing development would result in a building and layout that functions within a cramped space that relates poorly to the neighbouring properties and the character of the locality. In respect of this, it is clear that the proposal would result in development that affords insufficient amenity for existing and future occupiers; and substandard or awkward parking, turning and access arrangements for two dwellings with an increased likelihood of roadside parking causing highway danger. Whilst it is only an indicative plan that suggests layout and access details, it is not considered that, within the constraints and limitations of the plot an alternative layout or arrangement could address these matters. In these respects the development would be contrary to policy DC1 of the Core Strategy and emerging Local Plan and the policies of the NPPF. These adverse impacts would significantly and demonstrably outweigh the benefits associated with the provision of one small dwelling.

Informatives

It is considered that the proposal is unsustainable and does not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

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X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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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.