STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Ian Tarpey
Tarpey Woodfine Architects
10 King Street
ST5 1EL

Mr Bettany
Sunnycroft
Wood Road
Longsdon
ST9 9QB

Application no: SMD/2019/0769

Determined on: 06/03/2020

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Sunnycroft, Wood Road, Longsdon, Staffordshire ST9 9QB

Description of Development:
Proposed single and double storey extension to existing dwelling.

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: 1107-01; 1107-10; 1107-21; 1107-24 Rev A; 1107-25 Rev A. for the reason(s) specified below:-

1. The application site is located within the Green Belt where development is strictly controlled. The proposed extension would amount to a disproportionate addition to the original building consequently reducing openness and comprising inappropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, none of which have been demonstrated. For reasons including design, size, extent of glazing and relationship with the house the proposed extensions and alterations are unacceptable and would adversely and unacceptably harm the character of the dwelling as it currently stands. The proposal is therefore contrary to policies SS6c, DC1 and R2 of the Core Strategy Development Plan Document (26th March 2014), Supplementary Planning Guidance 'Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings,' Supplementary Planning Document 'Staffordshire Moorlands Design Guide' and the National Planning Policy Framework including sections 12 and 13.

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Informative

1. During the course of considering the application the Council has discussed alternative plans with the applicant/agent, therefore complying with the provisions of paragraph number 38 of the National Planning Policy Framework. Unfortunately it has not been possible to reach a mutually acceptable proposal.

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.