STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

MIss Hannah Mountford
Hewitt & Carr Architects
17-19 Leek Road
Cheadle
Staffordshire
ST10 1JE

Mr & Mrs Fenton
Holly Dene School Road
Bagnall
Staffordshire
ST9 9JP

Application no: SMD/2019/0756

Determined on: 23rd March 2020

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Holly Dene, School Road, Bagnall, Staffordshire, ST9 9JP

Description of Development:
Two storey side extension and orangery

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in revised drawings submitted on the 20th March 2020 numbered 00929 AL 002J and 00929 AL 003K for the reason(s) specified below:-

1. The exisitng dwelling is prominent at the entrance of the Bagnall Conservation with open views across the village green to its front elevation. The road forks each side of the dwelling and it can be clearly viewed from all directions. Consequently, the dwelling makes contribution to the character and appearance of the area and the quality of the Conservation Area. The building has already been substantially extended in a way that respects its original form, size and character. The proposal would dominate the side and rear elevations and disrupt the balance and proportion of the front elevation by reason of the development's size, design and positioning, resulting in development that would be harmful to the traditional character and appearance of the host dwelling and that of the area and street scene with consequential detriment to local distinctiveness and harm to the significance of the Conservaion Area. Although that harm to designated heritage asset would be less than substantial, it would not be outweighed by any public benefit. The development would be of a size, scale, character and appearance that would not be well designed in a way that would relate to the existing dwelling or reinforce the local distinctiveness of the area. Accordingly the development fails to comply with policies SS1, SS1a, SS6b, DC1 and DC2 of the Staffordshire Moorlands Core Strategy 2014 (and DC1 and DC2 of the emerging Local Plan), the adopted Design Guide 2018 and the National Planning Policy Framework.

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Informatives

In accordance with paragraph 38 of the NPPF the applicant was provided with a number of opportunities to revise their proposal in an attempt to address stated concerns. Ultimatley, however, it is considered that the original dwelling has already been substantially extended and cannot take anything near the scale of additions proposed.

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.