STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Nick Felstad
The Plan Company
Station Street
Stoke on Trent
Staffordshire
ST6 4NA

Mr Daniels
Four Oaks
Church Road
Brown Edge
Stoke-on-Trent
ST6 8TB

Application no: SMD/2020/0257

Determined on: 24/07/2020

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Four Oaks Church Road Brown Edge Staffordshire ST6 8TB

Description of Development:
Proposed Summer room over existing garage

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: 1037/A1/02 Rev D. for the reason(s) specified below:-

1. The application is contrary to policy DC1 of the Core Strategy Development Plan Document (March 2014), the NPPF including chapter 12 and the Council's adopted Supplementary Planning Guidance concerning domestic extensions. By reason of its Boardman's Bank facing location, its elevated position above the garage and its disproportionate size/scale in relation to the existing house, the extension would have an adverse, visually prominent and intrusive visual impact upon the street scene at this particular point in clear contradiction with adopted Supplementary Planning Document: Staffordshire Moorlands Design Guide (February 2018) and Supplementary Planning Guidance entitled 'Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings'.

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. However, given the concern regarding any form of elevated extension in this location (which have already been

raised during the determination of previous applications) no amendments were requested as the fundamental objection cannot be overcome.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

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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.