STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Thomas
Maryville The Green
Caverswall
Staffordshire
ST11 9EQ

Application no: HNT/2020/0009

Determined on: 05/08/2020

**Town and Country Planning Act 1990**
**Town and Country Planning (General Permitted Development) (England) Order 2015**
**Schedule 2, Part 1, Class A**

## Householder Permitted Development Notification

# REFUSAL

Prior approval is required and is **REFUSED** by the Local Planning Authority under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for:

**Prior approval for a single storey rear extension measuring 6m from the rear wall of the origonal dwelling, 4m maximum height and 2.4m to height of eaves at Maryville The Green Caverswall**

Reasons:

1. Representations have been received in relation to neighbouring amenity issues, which has required the local planning authority to make an assessment under A.4 (7). It has determined that there would be a detrimental impact upon neighbouring amenity due to a breach in the 45 degree angle with the rear windows at Charlhill and the overbearing impact and poor outlook the extension would create. As such, the proposed development would conflict with Policy DC1 of the Core Strategy 2014 and the Policy DC1 of the Emerging Local Plan and paragraph 127 of the NPPF and permission is refused.

2. The Local Planning Authority consider that the overall height of the extension would measure 4.15m which fails to comply with A.1 (f) (ii) of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted development) Order (2015) as amended.

X

Signed by: Jane Colley

**On behalf of Staffordshire Moorlands District Council**

**Appeals to the Planning Inspectorate**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, then you can appeal to the Planning Inspectorate under section 78 of the Town and Country Planning Act 1990 as amended.

If you want to appeal, you must do so within **twelve weeks** 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

You must send one copy of the completed form to the Planning Inspectorate as well as a copy to planning@staffsmoorlands.gov.uk or to Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ