STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Sags Ul Haq
Post My Plans
Suite F09
Genesis Centre
ST6 4BF

Miss Wood
29 Ash Bank Road
Werrington
ST2 9 DS

Application no: SMD/2020/0293

Determined on: 10th August 2020

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
29, Ash Bank Road, Werrington, Staffordshire, ST2 9DS

Description of Development:
Proposed two storey side extension and single storey rear extension.

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in the drawings referenced and numbered 'Location and site layout plan'; 1287 001; 1287 001A; and 1287 002 for the reason(s) specified below:-

1. The extensions would result in disproportionate additions over and above the size of the original dwelling. The development would therefore be inappropriate and, by definition, harmful to the Green Belt. There are no considerations or very special circumstances that would clearly outweigh the substantial weight that must be attributed to the harm to the Green Belt and any other harm that would result from the development. The development wold therefore be contrary to the NPPF and Policy SS6c of the Core Strategy and SS10 of the emerging Local Plan.

2. The extensions would result in an overly dominant form of development that would not respect the scale and design of the original dwelling. Specifically the side extension would have a ridge height that would not be subordinate to that of the main roof on the original dwelling. This would not represent good design, it would appear prominent and intrusive within the street scene and be harmful to the character and appearance of the area and local distinctiveness. As such, the development would be contrary to policy DC1 of the Core Strategy and the emerging Local Plan, the terms of the NPPF and the Staffordshire Moorlands Design Guide.

3. The extensions would be harmful to the residential amenity of the neighbours on both sides of the applicants dwelling. At No. 27 a horizontal 45 degree sight line from a rear facing principal window would be breached by the side flanking wall of the extension and at 31 a

living room would become very closed in and overshadowed by oppressive development along the boundary. The development would breach Space About Dwellings standards and be contrary to policy DC1 of the Core Strategy and the emerging Local Plan and the NPPF.

4. The proposal would increase the number of bedrooms at the property to above 4. The application does not demonstrate that the property would be able to comply with parking standards by providing three spaces with the ability to turn and exit the access onto the busy A52 in a forward gear. The proposal would therefore fail to achieve safe and suitable access contrary to Policy DC1 of the Core Strategy and the emerging Local Plan and the NPPF.

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Additional and amended plans were suggested but the applicant declined that opportunity.

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.
8.