STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Ms Stacey Sykes
BP Architecture Ltd
High Street
Stoke on Trent
Staffordshire
ST8 6AB

Mr Dunn
17 Leek Lane
Stoke-on-Trent
ST8 7ND

Application no: SMD/2020/0143

Determined on: 29th September 2020

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Lask Edge Methodist Church Cowallmoor Lane Ladymoor Gate Lask Edge Staffordshire

Description of Development:
Upper floor extension to the existing single storey rear extension, a ground floor single storey extension is proposed and insertion of window to the master bedroom.

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: 20-019_AS(0), 01, 02, 03, 04, 06A, 07A for the reason(s) specified below:-

1. By virtue of the scale and proportions of the existing building, the proposed development would serve to over dominate the original building and detract from the character and appearance of the building and its heritage value. It is considered that due to the scale and form of the Church the building cannot accommodate an extension without causing detriment to the form of the existing building. This application is therefore contrary to policies DC1 and DC2 of the Staffordshire Moorlands Local Plan, the NPPF and the Council's Design SPD.

Informatives

This application represents an unsustainable form of development contrary to the National Planning Policy Framework. Having regard to paragrpah 38 of the National Planning Policy Framework, the Council has considered amended plans submitted by the agent. It is consdiered that by virtue of the sale and form of the existing building the site could not accommodate an extension without causing detrimental harm to the character and heritage value of the building. As such no further amendments were sought.

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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.

disability confident EMPLOYER

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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.

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