STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Rob Duncan
Rob Duncan Planning
70 Ferndale Road
Lichfield
Staffordshire
WS13 7DL

Mr Taylor
4 Church Terrace
Blythe Bridge
ST11 9PW

Application no: SMD/2020/0418

Determined on: 27/11/2020

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Church Terrace 4 Cheadle Road Blythe Bridge Staffordshire ST11 9PW

Description of Development:
Variation of condition number 2 of SMD/2019/0141

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:

Location Plan;
Site Plan;
Elevation/Floor Plans 09 Rev D;
Side Elevation 10.

for the reason(s) specified below:-

1. The origin of the property is that of a traditional Moorlands design, the ridge running the width of the property and its principal elevation containing an uncomplicated arrangement of window and door openings with a good solid to void relationship. The new roof would be proportionately very oddly sized with an over-wide gable and dominant roof. The original character of this property is the roof ridge spanning the width of the building to keep height to a minimum within this visually conspicuous location. The realignment of the roof to introduce a very high ridge and steeply sloping plane, will change the character of the property, ruining the pleasant building and resulting in an overly dominant feature within a visually prominent part of the street to the detriment of the streetscene at this point.The application is therefore contrary to policy DC1 of the Staffordshire Moorlands Local Plan (Adopted September 2020), Supplementary Planning Guidance 'Design Principles for Development in the Staffordshire Moorlands,' Supplementary Planning Document 'the Staffordshire Moorlands Design Guide'

and the National Planning Policy Framework, including section 12 'Achieving well-designed places

Informatives

1. The application has been assessed against adopted Development Plan policies (including paragraph 38 of the National Planning Policy Framework - February 2019) and any other material considerations. The Local Planning Authority advised that there were objections to the scheme, in particular the fact that the scheme was the same as one which had previously been considered. A request was subsequently made for the Local Planning Authority to determine the application.

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.

1. 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.

2. 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.

3. 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.

4. 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

5. 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.

6. 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.