STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Adrian Taylor
Smytheman Architectural Services
12 High Street
Tean
Stoke-on-Trent
Staffs
ST10 4DZ

Mr Milward
Haste Hill Cottage
Kingsley
Staffordshire
ST10 2BB

Application no: SMD/2020/0427

Determined on: 18.01.2021

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

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:

Haste Hill Cottage, Haste Hill Avenue, Kingsley Staffordshire ST10 2BB

Description of Development:

Outline application for new detached Dwelling and Garage with 'means of access' established (all other matters reserved)

In pursuance of their powers under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY REFUSE PERMISSION** for the development described in the above application, in accordance with plans ref: 3176-01 Rev A. for the reason(s) specified below:-

1. It has not been demonstrated that a new dwelling could be erected within the application site, without having an adverse neighbour amenity impact upon number 7 Haste Hill Avenue or Haste Hill Cottage. A new dwelling orientated in the southern direction as shown on the indicative plan, would result in significant and severe overlooking into the rear amenity space and potentially rear windows of 7 Haste Hill Avenue. Furthermore, it has not been demonstrated that a dwelling orientated in a different position would be acceptable in terms of neighbour amenity impact or amenity provision for future occupants of the proposed dwelling. A new dwelling in this location would add to additional comings and goings of vehicles close to the timber fence betweeen the application site and the neighbouring property would also likely cause disruption and have additional adverse amenity impact. The application is therefore contrary to the provisions of policy DC1 of the Staffordshire Moorlands Local Plan

and section 12 'Achieving well-designed places' of the National Planning Policy Framework.

X

Signed by: Jane Colley Signature

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.

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.