STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Malcolm Sales
Malcolm Sales
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Lulworth House
Cheadle
Staffordshire
ST10 1AR

Mr Siddique
Thornbury Hall
Lockwood Road
Stoke on Trent
ST10 2DH

Application no: SMD/2020/0644

Determined on: 20th January 2021

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Land Adjacent 58, Well Street, Cheadle, Stoke on Trent, ST10 1EY

Description of Development:
Erection of a two-bedroom bungalow

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown on the plan ref: 1910-16-07 for the reason(s) specified below:-

1. The proposal would not deliver quality well designed development that would reinforce local distinctiveness and positively contribute to the character of, and add value to, the local area, or respect the site and its surroundings with a positive sense of place. The proposal would instead deliver development which would: be harmful to the character of the area with unattractive elevations that would be prominent and realte poorly to the streetscene; and, have a less than satisfacotry relationship with existing development and the available space within the plot that would detract from the amenity enjoyed by existing occupiers of neighbouring properties and provide poor standards of amenity for future occupiers of the proposed developent. As such the development would be contrary to policies SS7, H1 and DC1 of the Staffordshire Moorlands Local Plan, the Staffordshire Moorlands Design Guide SPD and the terms of the National Planning Policy Framework.

Informatives

It is considered that the proposed development would be unsustainable and would not conform with the provisions of the NPPF. It was considered that the applicant would be unable to overcome such concerns over the principle of the development without a fundamental change to the approach taken with this application, and thus no amendments to the application were requested.

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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.

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.