

Mr A Adams
Radworth Architectural Services
Prospect House 19-21 Bucknall Old Road
Stoke on Trent
Staffordshire
ST1 2AF

Mr Wood
1 The Green
Caverswall
Staffordshire
ST11 9EQ

Application no: HNT/2021/0015

Determined on: 21/06/2021

**Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) (England) Order 2015
Schedule 2, Part 1, Class A**

Householder Permitted Development Notification

REFUSAL

Prior approval is required and is **REFUSED** by the Local Planning Authority under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for:

Single storey rear extension measuring 5.4m beyond the rear wall of the original dwelling, maximum height 3m and height to eaves 3m at 1 The Green Caverswall

for the following reasons:

- The proposed extension by virtue of loss of sunlight to the principal windows in the rear elevation of no.2 The Green would result in an overshadowing and overbearing impact on and loss of amenity for that property contrary to policy DC1 of the adopted Staffordshire Moorlands Local Plan 2021, the Staffordshire Moorlands Space about Dwellings Supplementary Planning Document and the provisions of the National Planning Policy Framework.

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure

developments that improve the economic, social and environmental conditions of the area. However, it was not possible to suggest amendments to the scheme that would overcome the harm identified above.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Appeals to the Planning Inspectorate

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, then you can appeal to the Planning Inspectorate under section 78 of the Town and Country Planning Act 1990 as amended.

If you want to appeal, you must do so within **twelve weeks** 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>

You must send one copy of the completed form to the Planning Inspectorate as well as a copy to planning@staffsmoorlands.gov.uk or to Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ