

Mrs Alexandra Powell
Powell Design & Construction Ltd
Birch Leigh Whiston Bank
Stoke on Trent
ST10 2HH

Mr Bennett
7 Brookstones Whiston Eaves Lane
Whiston
Staffordshire
ST10 2JB

Application no: SMD/2021/0282

Determined on: 23rd June 2021

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

7 Brookstones Whiston Eaves Lane Whiston Staffordshire ST10 2JB

Description of Development:

Proposed single-storey extension & storage shed

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:

L(0)001,
L(0)002,
L(0)003,
L(0)004,
L(0)005,
L(0)006,
L(0)100,
L(0)101,
L(0)102,
L(0)103,

L(0)104 for the reason(s) specified below:-

1. Due to its siting on the front elevation of the bungalow and its projection 4.5 metres into the front garden, the proposed front extension will appear prominent and alter the original linear design of the existing bungalow and will not appear subordinate to it. The proposed materials would also be incongruous to the character and appearance of the existing bungalow as neither render nor timber cladding currently feature on the existing bungalow. The window within the front gable of the extension is out of proportion with the existing windows in the front elevation of the existing bungalow and does not reflect their existing design. Overall, the design of the proposed front extension does not reflect the character or appearance of the existing dwellinghouse contrary to Policy DC1 of the Staffordshire

Moorlands Local Plan 2020, the Staffordshire Moorlands Design Guide SPD and the provisions of the NPPF.

2. The bungalow forms one of a row of three bungalows that were constructed at the same time and therefore they have a similar design and materials. The 3no. bungalows also follow a defined building line. The proposed front extension will project forward of this building line and will appear prominent within the street scene. None of the bungalows utilise render or vertical cladding as part of their palette of materials. It is for these reasons that the proposed extension will appear incongruous in the street scene and have a detrimental effect on its character and appearance contrary to Policy DC1 of the Staffordshire Moorlands Local Plan 2020, the Staffordshire Moorlands Design Guide SPD and the provisions of the NPPF..
3. Due to the siting of the proposed shed forward of the defined building line and its scale, it will be a prominent and incongruous feature in the street scene. The use of vertical timber cladding and a flat roof is also out of keeping with the character of the street scene, existing property and area generally. It is for these reasons that the proposed shed will appear incongruous in the street scene and have a detrimental effect on its character and appearance contrary to Policy DC1 of the Staffordshire Moorlands Local Plan 2020, the Staffordshire Moorlands Design Guide SPD and the provisions of the NPPF.

Informatives

Prior to the determination of the application the Council advised the applicant that the principle of such development is unsustainable and did not conform with the provisions of the NPPF (2019). It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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.