

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

J & D Property Developments Limited
The Barn
Basford
Leek

Application no: SMD/2021/0362

Determined on: 27th July 2021

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Glan Lea The Avenue Cheddleton Staffordshire ST13 7JB

Description of Development:

Proposed detached 2 bedroomed dwelling

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:

- 1571-AL34A
- 1571-AL35B

for the reason(s) specified below:-

1. The design of the proposed dwellinghouse is considered bland and uninspiring and it will appear prominent within its corner plot, in close proximity to both The Avenue and The Roach. The development will result in the loss of an attractive soft landscaped area within the street scene. It will comprise a cramped development and an overdevelopment of the plot that is out of character with the spacious plots in the surrounding area. The development will result in a substandard level of private amenity space for both the existing dwellinghouse and the proposed dwellinghouse, which will be detrimental to the amenity of the occupants. The development is therefore contrary to policies H1 and DC1 of the Staffordshire Moorlands Local Plan (2020), the Space About Dwellings SPG, the Staffordshire Moorlands Design Guide SPD and the NPPF (2021).

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF (2021). Such matters have been discussed with the applicant however no

alternative scheme is possible given the limitations of the size of the site.

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.