STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Nigel Forrester
Building Design Services
Smithy Bank
Alton
ST10 4AD

Mr & Mrs Bland
2 The Hurstones
Alton
ST10 4AP

Application no: SMD/2020/0600

Determined on: 20/08/2021

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
The Hurstones 2 Hurstons Lane Alton Staffordshire ST10 4AP

Description of Development:
Extensions to front and rear of property to extend living kitchen and provide an additional bedroom. Also extension to rear of garage to provide garden room.

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:

20/605/01;
20/605/02;
20/605/03;
20/605/04;
20/605/05;
20/605/06;
20/605/07,

for the reason(s) specified below:-

1. By reason of its size and location on the principal elevation, the proposed two-storey front extension would be a visually dominant and overlarge addition, competing with the original projecting gable and resulting in the loss of the simple character of the dwelling frontage. The extension would unbalance the visual appearance of the pair of semi's to their detriment and result in harm to the character and appearance of the dwelling and surrounding area. The proposal would also cause “less than substantial harm” to the character and appearance of the Alton Conservation Area and there would be no public benefits outweigh this harm. The application is therefore contrary to policies SS1, DC1 and DC2 of the Staffordshire Moorlands Local Plan, Supplementary Planning Guidance 'Design Principles for

Development in the Staffordshire Moorlands,' the Staffordshire Moorlands Design Guide (Supplementary Planning Document) and the National Planning Policy Framework including section 12 'Achieving well-designed places' and Section 16 "Conserving and Enhancing the Historic Environment.'

Informatives

1. The application has been assessed against adopted Development Plan policies (including paragraph 38 of the National Planning Policy Framework 2021) and any other material considerations.

2. The applicants and their agent were advised of the concerns relating to the two-storey extension but they have requested the decision is made based on the original submitted plans.

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.