

James Glover
Beggars Lane
Leek
Staffordshire
ST13 8HP

Mr & Mrs Chell
Hillcrest 5 Froghall Road
Ipstones
Staffordshire
ST10 2NA

Application no: SMD/2021/0385

Determined on: 13/10/2021

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
5 Froghall Road Ipstones Staffordshire ST10 2NA

Description of Development:
Proposed Extension & Alterations

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: 5773--PD 01

5773---PD 02B

5773---PD 03

5773---PD 04B

5773---PD 05A

5773---PD 06 for the reason(s) specified below:-

1. The proposal extensions, by virtue of the scale, form and materials and the removal of the traditional dwelling frontage with bay windows, would fail harmonise with the scale and form of the host dwelling and would materially and harmfully alter its character and appearance. In addition the proposed garage by virtue of its scale, form and white render materials would also result in a large and poorly designed detached building. Although the extensions and garage would lead to less than substantial harm to the character and appearance of the Conservation Area and the settings of nearby listed buildings, including Old Red Lion public house and 5 to 9 High Street, Ipstones, there are no public benefits to outweigh this harm. The proposal would therefore fail to comply with Policy DC1 'Design Considerations' and Policy DC2 'The Historic Environment' of the Staffordshire Moorlands Local Plan (adopted September 2020), adopted Design Guide 2018 and Section 16 of the National Planning Policy Framework (NPPF).

Informative

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been discussed with the applicant with a view to seeking solutions, although such solutions have not been possible as the applicant has declined to amend the application to a sufficient extent.

X *J Colley*

Signed by: Jane Colley Signature

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.
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