STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Hopkinson
2 Cornfield Road
Biddulph
ST8 6TX

Application no: HNT/2021/0026

Determined on: 08/11/2021

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:

Larger home extension measuring 4.20m beyond the rear wall of the original dwelling, 3.90m maximum height and 2.30m to height of eaves at 2 Cornfield Road Biddulph

for the following reasons:

- The proposed extension by virtue of loss of sunlight to the principal kitchen windows in the rear elevation of No. 4 Cornfield Road 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.J. 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