STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Hannah Mountford
Hewitt & Carr Architects
17-19 Leek Road
Cheadle
Staffordshire
ST10 1JE

Mr Walker
11 Hawfinch Road
Cheadle
ST10 1RX

Application no: SMD/2020/0621

Determined on: 19/11/2021

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
11 Hawfinch Road Cheadle Staffordshire ST10 1RX

Description of Development:
Proposed extension to existing dormer windows.

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:

AL(0)01;
AL(0)02 Rev C. for the reason(s) specified below:-

1. By reasons of its size and proposed materials, the dormer windows would relate poorly to the existing dwelling and surrounding residential area. The dormers would visually dominate the dwelling resulting in an appearance akin to a two-storey, flat-roof dwelling and the loss of its character as an originally built bungalow. The development would not have a subordinate or secondary appearance to the original house and, together with the proposed white pvcu cladding, would be visually harmful within the street scene. The application is therefore contrary to policy DC1 of the Staffordshire Moorlands Local Plan, Design Principles for Development in the Staffordshire Moorlands (SPG), Staffordshire Moorlands Design Guide (SPD) and the National Planning Policy Framework including section 12 'Achieving well-designed places.'

Informative

1. During the course of considering the application, the council sought design changes to the scheme in order to support the proposal. Although some changes were made they were of a minor nature and did not overcome concerns. The applicant(s) declined to make any further

amendments and have requested the application be determined based on the above referenced plans. The Council has therefore complied with the provisions of paragraph 38 of the National Planning Policy Framework where Local Planning Authorities are encouraged to work proactively with applicants to secure sustainable development proposals.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

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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.