

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

Mr Barker
2 Glebeville
Leek
Staffordshire
ST13 5QU

Application no: SMD/2021/0575

Determined on: 30th December 2021

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
2 Glebeville Leek Staffordshire ST13 5QU

Description of Development:
Proposed new 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:

- 21-633-01B
- 21-633-02B
- 21-633-04B
- 21-633-05B
- 21-633-06B
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for the reason(s) specified below:-

1. The proposal will result in a cramped development that is out-of-character with both the existing dwellinghouses and their plot sizes. The proposed development will erode the openness of this part of the street scene, adversely affecting its character and appearance. The proposed development is therefore contrary to policy DC1 of the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021), in respect of design.
2. The proposed development will adversely affect the amenity of neighbouring properties due to its scale and proximity to the existing boundaries, resulting in an overbearing effect. The proposed development will also result in a lack of private amenity space to No. 2 Glebeville, contrary to the Space About Dwellings SPG. The proposed development is therefore contrary to policy DC1 of the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021), in respect of amenity.

3. The occupiers of the proposed dwellinghouse will have a substandard level of amenity due to the limited size of the garden; a lack of private amenity space that is not overlooked; a lack of windows; and a lack of privacy due to the proximity of the only two windows to the highway. The proposed development is therefore contrary to policy DC1 of the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021), in respect of amenity.
4. The proposed development fails to provide sufficient off-street parking for a dwellinghouse of this size, contrary to the Appendix 2 of the Local Plan: Parking Standards, resulting in an increase in the number of vehicles parking on the public highway, in an area with known parking issues. The Highway Engineer has also raised concern regarding vehicles reversing onto Junction Road between parked vehicles and the displacement of on-street vehicle parking if the development were to be approved. The proposed development is therefore contrary to policies DC1 and T1 of the Staffordshire Moorlands Local Plan (2020), Appendix 2 of the Local Plan (2020) and the NPPF (2021), in respect of highway safety.

Informatives

Prior to the determination of the application the Council advised the applicant that the principle of such development is unsustainable and did not conform with the provisions of the NPPF (2021). Although amendments to the application were received, given the constraints of the site, the applicant was unable to overcome the concerns raised in principle.

X 

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.