

Mr Potts
17 Southlands Close
Leek
Staffordshire
ST13 8DF

Application no: SMD/2021/0757

Determined on: 10th February 2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

17 Southlands Close Leek Staffordshire ST13 8DF

Description of Development:

Two story side extension and single story rear extension and associated works.

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:

- 2022-2680-01
- 1160-A100

for the reason(s) specified below:-

1. The revised design of the proposed two-storey side extension has resulted in a roof shape that is incongruous to the design of the existing dwellinghouse. It appears awkward and unsympathetic to the character and appearance of the existing dwellinghouse. The proposed extension will be highly visible from North Road and Eastbourne Close and therefore the proposed two-storey extension will adversely effect the character and appearance of the surrounding residential area. The proposal is therefore contrary to policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021).
2. The proposed two-storey extension will be sited in close proximity to the principal windows within the rear of the adjacent bungalows (No. 17 and 19 North Street), at a distance that is contrary to the minimum distance specified by the Space About Dwellings SPG. The proposed two-storey extension will lead to an overbearing effect on these bungalows, which will be further exacerbated by the bungalows being sited on a lower ground level. The proposed two-storey side extension will therefore be contrary to policy DC1 of the Local Plan (2020), the Space About Dwellings SPG and the NPPF (2021).

Informatives

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 omit the two-storey extension from the application.

X *B.J. Haywood*

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.