

Mr Sags Ul-haq
Post My Plans
Suite G18 Genesis Centre
Stoke on Trent
Staffordshire
ST6 4BF

Mr & Mrs Pearce
486 Ash Bank Road
Werrington
Staffordshire
ST9 0DT

Application no: SMD/2021/0641

Determined on: 23/03/2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

486 Ash Bank Road Werrington Staffordshire ST9 0DT

Description of Development:

Rear extension with modification to roof and removal of chimneys/front porch

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:

1419-001 Revision B;
1419-002 Revision B.
01 of 01

for the reason(s) specified below:-

1. The application site is located within the Green Belt where development is strictly controlled. The proposed extension would amount to a disproportionate addition to the original building consequently reducing openness and comprising inappropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, none of which have been demonstrated. Furthermore design guidance requires that all extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. The extensions by virtue of their scale and design overwhelm the original building and are not subservient to it. The additions would result in a loss of the dwellings distinctive character and appearance as a mid-20th Century bungalow. The proposal is therefore contrary to policies SS1, SS10 and DC1 of the Staffordshire Moorlands Local Plan, the National Planning Policy Framework including sections 12 'Achieving well-designed places' and 13 'Protecting Green Belt land,'

Supplementary Planning Guidance 'Design Principles for Development in the Staffordshire Moorlands' and Supplementary Planning Document 'Staffordshire Moorlands Design Guide.'

Informative

1. The application has been assessed against adopted Development Plan policies and any other material considerations. During the course of considering the application the council informed the applicant of the Green Belt and design concerns. Discussions have taken place to try to secure an acceptable form of development however it has not been possible to secure a policy compliant application. The applicant has requested the application be refused. The council has therefore complied with the requirements of paragraph 38 of the National Planning Policy Framework 2021 insofar as working proactively in seeking sustainable forms of development.

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.