STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Ken Wainman
Ken Wainman Associates
20 Ravenoak Road
Stockport
SK2 7BQ

Mr Marks
The Barn Ridge Hay Farm
Leek
ST13 7ET

Application no: SMD/2022/0017

Determined on: 20/04/2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Ringe Hay Farm The Barn Basford Green Road Basford Leek Staffordshire ST13 7ET

Description of Development:
Resubmission of application for the erection of a single-storey, side extension to provide a kitchen extension

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: RLM1034/2 rev H for the reason(s) specified below:-

1. The proposed side extension, by virtue of its form and design including fenestration design, would be harmful to the historic character and appearance of this rural vernacular building and, as a building which contributes to the character and appearance and evidential understanding of a historic farmstead as identified by the Staffordshire Historic Farmstead Survey (2009) and recorded in the Staffordshire Historic Environment Record, the proposal is found harmful to a non-designated heritage asset as defined by the NPPF. The stated reasons for the development are not found to be justifiable given that the requirements of the applicant could be accommodated by other works that do not involve extensions to the building and therefore do not balance out the harm identified. The scheme is therefore found on balance contrary to policies SS10, H1, DC1 and DC2 of the adopted Staffordshire Moorlands Local Plan 2020 and the government planning guidance contained within the National Planning Policy Framework (NPPF), paragraph 203 and contrary to and not supported by the Council's adopted Supplementary Design Guidance and Design Document.

2. The proposed design of the extension fails to conserve the character of the existing converted farm building and creates in its place a more obviously domestic residential dwelling which would also be harmfully prominent on the primary elevation of the building and would therefore also lead to a more intrusive appearance at odds with the wider setting of the historic

farmstead and its surroundings, contrary to policies SS10, H1, DC1, DC2 and DC3 of the adopted Staffordshire Moorlands Local Plan 2020 and contrary to the NPPF.

Informative

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such concerns and thus no amendments to the application were requested.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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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.

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