

Sammons Architectural  
10 Cawdry Buildings Fountain Street  
Leek  
Staffordshire Moorlands  
ST13 6JP

Dr Webster  
The Stone House Malthouse Road  
Alton  
ST10 4AG

Application no: SMD/2022/0104

Determined on: 26<sup>th</sup> April 2022

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

**REFUSAL OF PLANNING PERMISSION**

**Location of Development:**

The Stone House Malthouse Road Alton Staffordshire ST10 4AG

**Description of Development:**

External Alterations to existing garage

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 and supporting docs ref:

Drawing no: 2015-2078-32C Planning Proposal Floor Plan and Elevations  
Drawing no: 2015-2078-33A Location and Block Plan  
Historic Impact Assessment  
Planning and DAS

for the reason(s) specified below:-

1. The alteration of the garden store to serve the adjoining new dwelling will have a negative impact the listed buildings. It will sever the layout of the enclosed courtyard that serves the Grade II listed former farmhouse known as The Stone House and associated stable. The proposal will result in the loss of historic openings from the principal elevation of the building and will introduce a large opening in the gable which is uncharacteristic of this type of building. The proposal, as a result, will affect the ability to appreciate the designed relationship with the principal listed buildings in the way that the building was arranged and its outlook. The proposal will result in less than substantial harm to the listed buildings, their setting and conservation area. The public benefits of the scheme do not outweigh the harm. As such, it fails to comply with Local policies SS10, DC1, DC2; and policies in the National Planning Policy Framework.

2. Access to the garage / garden store will be reliant on land which lies outside the approved domestic curtilage of the new dwelling which it will serve. The proposal is therefore likely to result in the encroachment of domestic paraphernalia and development into the Open Countryside to the detriment of the character and appearance of the area contrary to policy SS10 and policy DC1 of the adopted Local Plan and policies in the National Planning Policy Framework.

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.
- 1.