

Mrs Johnson
Willow House
57 Ostlers Lane
Cheddleton
ST13 7HS

Application no: SMD/2022/0019

Determined on: 26/04/2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

57 Willow House Ostlers Lane Cheddleton Staffordshire ST13 7HS

Description of Development:

Fitting of agate grey composite cladding to the upper half of the front elevation of the property.

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:

- 2022-2677-01
- 2022-2677-02
- 2022-2677-03

for the reason(s) specified below:-

- 1) Agate grey composite timber cladding is not deemed an appropriate material to use on the visible principal elevation of the dwelling, as it is incongruous and out of keeping with the surrounding area. According to the adopted Staffordshire Moorlands Design Guide timber is not a traditional material used within domestic settings in the Staffordshire Moorlands, thus its installation does not respect the building which it is on, or the surrounding setting. Therefore, the works do not comply with Policy DC1 of the Staffordshire Moorlands Local Plan and the Staffordshire Moorlands Design Guide SPD.
- 2) The demolition of the original bay window on the principal elevation of the dwelling and addition of a small front extension means that this important focal point of ornamentation has been removed and the visual aesthetic of the house has become less pleasing. The Council believe that the removal of the bay window and addition of the extension, coupled with the inappropriate cladding to the principal elevation and other changes to fenestration contribute to the character of this inter-war dwelling being lost. Therefore, the works do not comply with Policy DC1 of the Staffordshire Moorlands Local Plan and the Staffordshire Moorlands Design Guide SPD.

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 principle 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

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.