

Mr Philip Plant
P4 Architecture
Wallbridge Drive
Leek
Staffordshire
ST13 8NE

Ms Willis
3 Rochford Close
Leek
Staffs
ST13 8JH

Application no: SMD/2022/0260

Determined on: 14/07/2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

3 Rochford Close, Leek, Staffordshire, ST13 8JH

Description of Development:

Detached House

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in plans ref: SANI /PP/01/001 'A', SANI /PP/01/002 'A', and SANI /PP/01/003 'A', that were submitted with the application, for the reason(s) specified below:-

1. The proposed dwellinghouse would erode the spacious and attractive character of the street scene, where the road sweeps around the corner plot, flanks the side of 3 Rochford Close, and retains proximity from the building that is consistent with all of the properties in the close. By building on the area of garden in close proximity to the road, the development would appear cramped within a uniquely narrow plot, squeezed between the side of the host dwelling and its roadside garden boundary. At the end of a uniformly spaced row of dwellings, the development would appear unusually close to the adjacent host dwelling, on one side, and the road, to the other. The development would not represent good design and it would appear exposed, prominent and intrusive. It would, relate poorly to the pattern and character of the existing development. In these regards, there would be significant harm to the character and appearance of the area and the development would fail to preserve local distinctiveness. The proposed development would therefore be contrary to policies SS5, H1 and DC1 of the adopted SMDC Local Plan (2020), the Design Guide SPD and the NPPF (2021). With consideration for paragraph 11d of the NPPF, where the authority has less than a 5 year supply of housing, the harm identified would amount to an adverse impact that would significantly and demonstrably outweigh the associated benefits that would include a very small contribution to housing supply, local economy and community.

Informatives

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, particularly that this is a second attempt application, and thus no amendments to the application were requested.

X *J Colley*

Signed by: Jane Colley Signature

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.