

Mr Nigel Forrester
Building Design Services
Smithy Bank
Alton
ST10 4AD

Mr and Mrs Wilkinson
Holme Farm
Red Road
Alton
ST10 4BT

Application no: SMD/2022/0283

Determined on: 20/07/2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Holme Farm, Red Road, Alton, Staffordshire, ST10 4BT

Description of Development:

Resubmission following the refusal of planning application SMD/2021/0771. Extensions to improve the accommodation generally including additional bedrooms, and relocated sitting room and kitchen etc. including the replacement of the existing conservatory and front porch.

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: 22-641-03-A, 22-641-04-A, 22/641/05/A, 21/641/06, 22/641/07 and 22/641/09 that were submitted with the application, for the reason(s) specified below:-

1. The proposal does not represent good design that would be respectful of the original dwelling's size, scale, form, character, balance, proportions, and its relationship with the local landscape. The proposed additions would disrupt the dwelling's balance and proportions by introducing shape, size, mass and facing materials that would be at odds with the original dwelling and be overly dominant. The harmful development would be exposed and prominent when viewed from the public vantage of Red Road and it would detract from the positive quality contribution that the dwelling currently makes to the character and appearance of a quality local landscape. This would fail to reinforce local distinctiveness and be harmful to the character and appearance of the area. In these respects the development would be contrary to policies SS10, DC1 and DC3 of the Adopted Staffordshire Moorlands Local Plan 2020 and the Design Guide 2018 for the area.

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 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.