STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Simon Ward
Ideal Design Solutions
Crag Mount
Leigh Lane
Bramhall
ST14 5BQ

Mr Saunders
Vale View
Hazles Cross Road
Kingsley
ST10 2AX

Application no: SMD/2022/0308

Determined on: 15th August 2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Vale View, Hazles Cross Road, Kingsley, Staffordshire, ST10 2AX

Description of Development:
Two-storey front and side extension.
(Submitted plans detail a two storey front and rear extension, no side extension, and the construction of a second access with the highway).

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: VALE-VIEW-IDS-507-DR-A-00-10-001A, VALE-VIEW-IDS-507-DR-A-00-10-003B, VALE-VIEW-IDS-507-DR-A-00-10-004B, and VALE-VIEW-IDS-507-DR-A-00-10-006E, submitted with the application, for the reason(s) specified below:-

1. The proposed development would not respect the dominance of the original dwelling in terms of the way the additions have been designed, their scale and use of material. The proposed development would be harmful to the character and appearance of the host dwelling and the village because it would be prominent and at odds with, relating poorly to, the prevailing character and appearance of the village and that of the original dwelling. The development would not comply with Staffordshire Moorlands Local Plan policies SS8 and DC1 or the requirements of the Staffordshire Moorlands Design Guide.

Informatives
It is considered that the proposals are unsustainable and do not conform with the provisions of the Local Plan and the NPPF. The applicant was contacted on the 25th July 2022, but did not respond to an opportunity to amend the scheme in a way which might overcome such concerns around the design approach that has been presented with the application.

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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.