STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr John Allen
Andrew Wallace Architects
The Old Bakery Vicker Grove
Manchester
M20 1LJ

Mrs Hopkin
Stonefield House Tompkin Road
Stanley
ST9 9LX

Application no: SMD/2022/0025

Determined on: 19th 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:
Stonefield House Tompkin Road Stanley Staffordshire ST9 9LX

Description of Development:
Small extensions and facade alterations to the existing house: new garage in front garden area: related external works.

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:
Location Plan
P.02LD.P001 Site Plan
P.03GA.E001 Proposed North Elevation Rev A
P.03GA.E002 Proposed South Elevation Rev A
P.03GA.E003 Proposed West Elevation Rev A
P.03GA.E004 Proposed East Elevation Rev A
P.03GA.E010 Proposed Garage Elevation Rev A
P.03GA.P000 Proposed Ground Floor Plan
P.03GA.P001 Proposed First Floor Plan
Heritage Statement

for the reason(s) specified below:-

1. The proposed works to re-model the dwelling, by its use of contemporary materials, new extended roofline together with an extension to the rear, are considered harmful to the character and appearance of the building that does not reflect the original frontage of the property nor provides a visual continuity with the adjacent properties that sits within the Conservation Area. The proposal would also cause less than substantial harm to the setting of the Conservation Area which would not be outweighed by any public benefits. Therefore, it does not comply with Policy DC1 olr

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Policy DC2 of the Staffordshire Moorlands Local Plan (adopted September 2020) and the government planning guidance contained in the National Planning Policy Framework (NPPF) and the Council's Design Guide.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

disability confident EMPLOYER

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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.

1.