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Dr Noble
2 The Avenue
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Staffordshire
ST10 1EG

Application no: SMD/2022/0182

Determined on: 3rd May 2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

2 The Avenue Cheadle Staffordshire ST10 1EG

Description of Development:

Proposed Single Storey Side Extension and Associated Internal Alterations

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:
2564/22/02 Existing Details
2564/22/03 Proposed Details 1
2564/22/04 Proposed Details 2
2564/22/05 Proposed Details 3
for the reason(s) specified below:-

Staffordshire Moorlands Local Plan Policy DC1 sets out a list of design considerations that new development should incorporate into any new scheme. In particular, new development should be designed to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. It should also be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance

The proposed gable fenestration results in glazing into the apex of the gable. This is not typical of the local building tradition in terms of the shape and form of the glazing which does not reflect the host building or the other buildings in the locality. The design is incongruous in the street-scene.

Because of the detailing of the glazing, the proposal is dominant, and is not in keeping with

the host property or the wider street scene. The proposal does not reflect the local building tradition and is not in accord with policies SS1 and DC1 of the Local Plan and the NPPF as well as the adopted Staffordshire Moorlands Design Guide SPD.

Informatives

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. With changes to the fenestration of the gable the scheme could be approved. The Applicant was given the opportunity to amend the application but has declined.

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.
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