STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Dave Proudlove
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Knypersley
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Application no: SMD/2022/0637

Determined on: 19/07/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
62 Fold Lane, Biddulph, Staffordshire, ST8 7SG

Description of Development:
Upward rear extension to create a bedroom and en-suite in the roofspace, and insertion of 2 no. roof lights to the front of the property.

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 submitted with the application ref: 4752 01 01, 4752 01 05F, 4752 01 06F and 4752 01 10 SCHEME F, for the reason(s) specified below:-

1. The dwellinghouse has already been significantly enlarged and the proposed extension would further increase the size over and above that of the original building. The proposed development would therefore, be inappropriate and, by definition, harmful to the Green Belt because it would comprise a disproportionate addition over and above the size of the original dwellinghouse. Substantial weight is attributed to the Green Belt harm and there are no considerations that would amount to very special circumstances that would clearly outweigh the harm. The proposed development is therefore contrary to policy SS10 of the Staffordshire Moorlands Local Plan (2020) and the NPPF.

2. The development would not respect or be subordinate to the character and appearance of the existing dwelling. The resulting dwelling would be imposing and relate poorly to the character of the adjacent dwellings and the pattern of development that transitions to traditional stone agrarian buildings. The proposed development therefore would have a detrimental effect on the character and appearance of the existing dwellinghouse and the area. In these regards there would be conflict with Local Plan Policy DC1, the Design Guide SPD and the NPPF.

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Informatives

1. Prior to the determination of the application the Council advised the applicant that the principle of such development is unsustainable and did 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

Signed by: Jane Colley Signature

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.