STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Howard Clulow
Forte Architectural
82 Falcon Road
Stoke-on-Trent
United Kingdom
ST3 7FU

Mr Bono
March Cottage March Lane
Werrington
Staffordshire
ST9 0DL

Application no: SMD/2023/0279

Determined on: 04/08/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
March Cottage March Lane Werrington Staffordshire ST9 0DL

Description of Development:
Proposed detached garage to the rear garden of the dwelling utilising the existing access off the A52 to the parking area

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: Bono-02-01 ,Bono-02-02, Bono-02-03 for the reason(s) specified below:-

1.The proposal comprises the construction of a new building in the Green Belt, which would amount to inappropriate development, which by definition would be harmful to the green belt and should be given substantial weight. Furthermore, the proposal would have an adverse impact on the openness of the Green Belt. There have been no very special circumstances put forward that would outweigh the substantial harm identified to the Green Belt. The development is therefore contrary to Policy SS10 of the Staffordshire Moorlands Local Plan and section 13 of the National Planning Policy Framework.

2. The garage by reason of its siting and design is considered to be contrary to the pattern of development locally and consequently appears unduly prominent within the street scene thereby materially harming the character of the area contrary to Policy DC1 of Staffordshire Moorland Local Plan, Staffordshire Moorland Design Guide SPD and the National Planning Policy Framework.

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Informatives

The Local Planning Authority has acted positively and proactively in determining this application, in accordance with paragraph 38 of the National Planning Policy Framework, by assessing the proposal against relevant planning policies and all material considerations and identifying matters of concern with the application. In this instance, the nature of the planning issues were considered to be so fundamental that no further negotiation was sought with the applicant.

X

Signed by: Jane Colley Signature

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.