STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Nigel Forrester
Building Design Services
Ilett House Smithy Bank
Alton
Stoke-on-Trent
ST10 4AD

Mr J Bentley
24, Draycott Road
Upper Tean
Staffordshire
ST10 4JF

Application no: SMD/2023/0258

Determined on: 18th August 2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
24, Draycott Road, Upper Tean, Staffordshire, ST10 4JF

Description of Development:
Proposed extension to the side and the provision of a first floor in order to provide additional accommodation

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:

Proposed elevations plans Dwg ref 23/673/02 1:50@A1
Proposed floor plans Dwg ref 23/673/03 1:50@A1
Existing elevations and floor plans Dwg ref 22/659/01 1:50@A1
Site Plan Dwg ref 23/673/04 1:200@A1
Location Plan Dwg ref 22/673/05 1:1250@A1

for the reason(s) specified below:-

1. The proposal does not represent good design and would erase the original dwelling's scale, form and relationship with the character and appearance of the locality. The proposed additional alterations to the dwelling - over and above the raised ridge height (HNT/2023/0001 - Prior Approval Granted) - would dominate and consume the size and scale of the original dwelling. Furthermore, the development would be overbearing to the neighbouring property resulting in loss of amenity, in addition to detracting from and being detrimental to the quality, character and appearance of the area, contrary to policy DC1 of the Adopted Staffordshire Moorlands Local Plan 2020 and the Design Guide SPD 2018 and advice within the NPPF.

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Informative(s)

It is considered that the proposals are unsustainable and do 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 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

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

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.