STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr David Chetwyn
Stone Architectural Services
Stone
Staffs
ST15 OHP

Mr Wheat
New Close Fields House
Cheadle
Staffordshire
ST10 2NJ

Application no: SMD/2023/0304

Determined on: 11th September 2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
New Close Fields House, Adderley, Cheadle, Staffordshire, ST10 2NJ

Description of Development:
Two storey side and front extension providing kitchen with bedroom over and new entrance hall

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 ref: Location Plan, Site Plan, 09/99/561, 09/99/562 for the reason(s) specified below:-

1. The development would be inappropriate in the Green Belt and, by definition, harmful because it is not provided for by any of the exceptions listed at paragraph 149 or 150 of the National Planning Policy Framework (NPPF). Specifically, it would result in disproportionate additions over and above the size of the original building. There are no other considerations that would amount to 'very special circumstances' that would clearly outweigh the harm to the Green Belt or any other harms resulting from the development. The development would conflict with the terms of the NPPF and policy SS10 of the Adopted Staffordshire Moorlands Local Plan 2020.

2. The proposal does not represent good design that would be respectful of the form, shape and character of the original dwelling. The proposed addition would add bulk and shape that would not be subordinate and would 'square out' the form and architectural detailing of the dwelling's origins. The development would not appear as a subservient element of the dwelling. This would fail to reinforce local distinctiveness and be harmful to the character and appearance of the area. The resultant dwelling would appear more intrusive in the countryside when viewed from the north east across open land with resultant harm to landscpae character. In these respects the development would be contrary to policies SS10, DC1 and DC3 of the Adopted Staffordshire Moorlands Local Plan 2020 and the Design Guide 2018 for the area.

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Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant would be unable to overcome such principle concerns with the submitted revisions.

X B.J. Haywood

Signed by: Ben Haywood

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.