STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Mr J Imber
JMI Planning
62 Carter Street
Uttoxeter
Staffordshire
ST14 8EU

Mr and Mrs Zambrano
The Cottage Marten Hill
Swinsoe
Staffordshire
DE6 2BW

Application no: SMD/2023/0470

Determined on: 16/11/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
The Cottage Marten Hill Swinscoe Staffordshire DE6 2BW

Description of Development:
Erection of a part single storey part two storey extension

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:
003 2023 004 Rev B
003 2023 005 Rev B
003 2023 006 Rev B
003 2023 007

for the reason(s) specified below:-

1. The proposed extensions, by virtue of their size, scale and design, in addition to the existing extensions would result in an oversized and poorly designed dwelling. The extensions would incorporate overly large windows which would be at odds with the character of the existing dwelling and those more typical of the rural area. Accordingly the proposed development would fail to respond to the character of the host dwelling and would be detrimental to the character and appearance of the rural landscape, contrary to Policies SS1; SS2; SS10; DC1 and DC3 of the Staffordshire Moorlands Local Plan, the adopted Design Guide 2018 and the National Planning Policy Framework.

Informatives

1. The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable. The agent was informed of this assessment but declined to make any amendments. It was therefore not possible to approve the application. The Local

Planning Authority has nonetheless met the requirement in Paragraph 38 of the National Planning Policy Framework.

X 

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.

2) 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.

3) 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.

4) 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.

5) 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

6) 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.

7) 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.