STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Edward Sykes
Added Value Architecture LTD
25 Lawton Street
Congleton
CW12 1RU

C/O Ava
51A Park Lane
Knypersley
Staffordshire
ST8 7AS

Application no: SMD/2023/0379

Determined on: 19/01/2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
51A Park Lane Knypersley Staffordshire ST8 7AS

Description of Development:
Application is for the creation of a new dwelling within the current residential curtilage of number 51a Park Lane. The site boundary for the new dwelling is to encompass the existing outbuildings located on site.

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: 230206 PR 001 Revision B, PR 002 Revision A, PR 003 Revision A, PR 004 Revision A and PR 005 for the reason(s) specified below:-

1. The proposed development, by virtue of the siting of the dwelling and in particular the new access in close proximity to a neighbouring dwelling, no. 51 Park Lane to the west of the existing bungalow on the application site, would lead to significant additional noise and disturbance, and would be detrimental to the residential amenities of the occupants of the neighbouring property. The proposal therefore does not comply with Policy DC1 'Design Considerations' of the Council's Local Plan (adopted September 2020) which aims to, inter alia, protect the residential amenities of the area from development and is also contrary to Section 12 of the government planning guidance contained in the National Planning Policy Framework (NPPF) which aims to achieve good design and also para 191 of the NPPF which aims to protect the living conditions of residents from forms of pollution caused by development, such as noise.

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Informative(s)

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It was considered that the applicant was unable to overcome the concerns with the development and thus no amendments to the application were requested. Nevertheless the applicant submitted amended plans with a view to seeking solutions but unfortunately on further consideration, the Council did not consider that such solutions were possible.

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

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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.