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Staffordshire
ST13 5NS

Mr Conquest
Woodside Cottage
Farley Road
Oakamoor
Staffordshire
ST10 3BD

Application no: SMD/2023/0592

Determined on: 9th February 2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Woodside Cottage, Farley Road, Oakamoor, Staffordshire, ST10 3BD

Description of Development:

Two storey rear and side extension replacing two storey red brick existing extension and garage.

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in revised plans ref: 2354 PL03G submitted on the 31st Jan 2024, for the reason(s) specified below:-

1. The proposals do not represent good design that would be respectful of the original dwelling's size, scale, linear form, character, proportions, and its relationship with the local landscape. The proposed additions would introduce shape, size, and mass that would be at odds with the original dwelling, disrupting its linear form, and be overly dominant on exposed and prominent elevations. The harmful development would detract from the positive quality contribution that the dwelling currently makes to the character and appearance of a quality local landscape, the historic environment, and its significance as a non-designated heritage asset. This would fail to reinforce local distinctiveness and be harmful to the character and appearance of the area. In these respects the development would be contrary to policies SS10, DC1, DC2 and DC3 of the Adopted Staffordshire Moorlands Local Plan 2020, the Design Guide 2018 for the area, and the terms of the NPPF.

Informatives

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. The applicant was provided with opportunity to revise the proposal, however, ultimately it is considered that the applicant is unable to overcome such principle concerns.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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.
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