

Mr Rob Duncan
Rob Duncan Planning
28 Ferndale Road
Lichfield
Staffordshire
WS13 7DJ

Mr Tellwright
C/o Agent

Application no: SMD/2024/0109

Determined on: 29/04/2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

LAND ADJACENT TO Hurstons Lane Alton Staffordshire

Description of Development:

Erection of detached bungalow

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: DR A 101 and DR A 202 for the reason(s) specified below:-

1. The proposed development is located within the countryside, beyond the settlement boundary for Alton, and therefore, in principle fails to comply with Policy H1 of the adopted Local Plan. Moreover by virtue of the siting, form and scale of the proposed dwelling in relation to buildings to be removed, the provision of associated hardstandings and the introduction of a residential use of land, would have a urbanising impact that is significantly harmful to the rural character and appearance of the area, rural setting of the village of Alton and the rural landscape beyond. The proposal would therefore be contrary to policies H1, SS10, SS11, DC1 and DC3 of the Council's Local Plan (adopted Sep 2020) and would not be in line with Sections 5, 12 and 16 of the NPPF.
2. The proposed development, by virtue of its siting fails to reflect the character and appearance of the historic settlement of Alton and its landscape setting. This would lead to less than substantial harm to the character and appearance of an adjacent Conservation Area. The NPPF states that where development lead to "less than substantial" harm, it should not be allowed unless there are any public benefits considered to outweigh the harm. It is not considered that the public benefits of providing one 3-bed dwelling in this location would outweigh the particular level of

harm identified to the adjacent Conservation Area. The proposal would therefore be contrary to policies SS10, SS11, DC1, DC2 and DC3 of the Council's Local Plan (adopted Sep 2020) and would not be in line with Sections 5, 12 and 16 of the NPPF.

Informative

1. 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 

Signed by: Jane Colley Signature

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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