

Mr Jonathan Hargreaves
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12 Robin Hill
Biddulph Moor
Staffordshire
ST8 7NN

Mr & Mrs Cannon
13 Long Valley Road
Gillow Heath
Staffordshire
ST8 6RA

Application no: SMD/2024/0376

Determined on: 31st October 2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

13 Long Valley Road, Biddulph, Staffordshire, ST8 6RA

Description of Development:

Excavation works to form timber retaining walls for new parking area at highway level and works to form raised patio area (development already carried out); and proposed extension of existing dropped kerb to serve new parking area/driveway

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 submitted with the application ref: P376 - 202 LP01 A and P376 - 201 PP01 A, for the reason(s) specified below:-

1. The development has harmed and further eroded the character and appearance of the area and the distinctiveness of the locality. The development does not complement the local context or the established layout in terms of set-back from the road and spacing around dwellings. The increased parking provision within the dwelling's curtilage has resulted in a disproportionate over provision of parking spaces for the size of the property and resulted in a very vehicle dominant layout, with vehicles dominating the street scene and open space when viewed from the public realm. In these regards there is conflict with Policy DC1 of the Staffordshire Moorlands Local Plan and policies DES1 and DES2 of the Biddulph Neighbourhood Plan.

2. The development that has been carried out and completed has not been provided with a permeable surface and a drainage interceptor that runs to onsite soakaway. Surface water would not be trapped and prevented from running off onto the highway. In these respects the development has not been provided with sustainable drainage and a permeable surface and there is conflict with policy DES1 of the Biddulph Neighbourhood Plan.

Informatives

It is considered that the proposals are unsustainable and do not conform with the SMDC Local Plan, The Biddulph Neighbourhood Plan, and 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 *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.