

Smytheman Architectural
12 High Street
Tean
Stoke on Trent
ST10 4DZ

Mr Wilkinson
1 Bank Cottages Quarry Bank
Hollington
Staffordshire
ST10 4HQ

Application no: SMD/2024/0403

Determined on: 15.11.2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Daisy's Cottage, Main Road, Hollington, Staffordshire ST10 4HR

Description of Development:

Change of use from holiday let to 1no. dwelling house.

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:

PWDC-SA-XX-XX-DR-A-0101;
PWDC-SA-XX-ZZ-DR-A-0201

for the reason(s) specified below:-

1. The proposal would result in the loss of tourist accommodation for which there is a need within the District and is therefore contrary to policies E4 and SS10 of the Local Plan as well as the 'Tourism Strategy for Staffordshire Moorlands 2022-2027' which encourage tourist development in the District in the interests of the local rural economy.
2. The proposal also fails to make adequate provision for external private amenity space and fails to provide internal accommodation which complies with the National Described Space Standard for a 2 bedroom, four person dwelling. Whilst this arrangement is considered to be acceptable for short term holiday accommodation, it would be provide an inadequate standard of amenity for permanent residential accommodation. The application is therefore contrary to policies SS1, H1 and DC1 of the Staffordshire Moorlands Local Plan, Supplementary Planning Guidance 'Space About Dwellings' and the National Planning Policy Framework including section 12.

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. However, it was not possible to suggest changes to overcome the principle concerns identified above.

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.