

Mr Jim Malkin
JMI Planning
Carter Street
Uttoxeter
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Mr Startin
C/o Agent

Application no: SMD/2024/0478

Determined on: 17th December 2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Woodbine Cottage, Saltersford Lane, Alton, Staffordshire, ST10 4AU

Description of Development:

Change of use of annexe to separate dwelling

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 ref: 2021-046-002 P2 Existing Plans and Elevations; 2021-046-003 P4 Existing & Proposed Site Plan; and 2021-046-004 Proposed Layout, for the reason(s) specified below:-

1. The proposed development would harm the character and appearance of the area, it would not be well related to the existing pattern of development and would erode the distinctiveness of the locality. The development would not complement the local context or the established layout which includes strong roadside boundary features with parking set-back from the road and good plot spacing around dwellings. The increased parking provision taken from the host dwelling's curtilage would result in a loss of strong boundary feature and a very vehicle dominant layout, with parked vehicles being prominent within the roadside street scene. In these regards there would be conflict with Policy SS8, H1 and DC1 of the Staffordshire Moorlands Local Plan 2020 and the terms of the NPPF.
2. The building would not provide a high quality house having regard to its location, the characteristics of the site, the limited space within the plot, and its proximity to neighbours. A regular and sustained use of the building as an independent and sole residence would introduce an intensity of use and activity in a concentrated area that would affect the amenity of surrounding neighbours through overlooking, noise and disturbance. The building and its limited plot would fail to provide acceptable standards of amenity and living conditions for future occupiers that would use the accommodation as their sole and independent residence. In these regards there would be conflict with Policy SS8, H1 and DC1 of the Staffordshire Moorlands Local Plan 2020 and the terms of the NPPF.

3. The proposal to provide a low quality substandard dwelling would make a negligible contribution to housing supply and there would be little or no benefit associated with that. The adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefit, when assessed against the policies in the NPPF taken as a whole.

Informatives

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

Jane Curley

Signed by: Jane Curley

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.