

Artur Szymonik
SARBA LTD
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K. Malpass
Glenholm 66 Draycott Road
Upper Tean
Staffordshire
ST10 4JF

Application no: SMD/2025/0037

Determined on: 16.07.2025

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Glenholm, 66 Draycott Road, Upper Tean, Staffordshire. ST10 4JF

Description of Development:

First floor extension

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:

Location Plan;
Location Map;
Existing Elevations;
Existing Ground and First Floor Plans;
Proposed Elevations;
Proposed Ground and First Floor Plans;

for the reason(s) specified below:-

1. By reasons of its height, projection distance and close proximity to the shared boundaries to the east and west, the proposed first floor rear extension would have an overbearing, overshadowing and oppressive impact upon the facing kitchen windows and rear garden areas of both numbers 64 and 68 Draycott Road, to the detriment of neighbour amenity. The application is therefore contrary to policies SS1 and DC1 of the Staffordshire Moorlands Local Plan as well as section 12 'Achieving well-designed places' of the National Planning Policy Guidance.
2. The application fails to demonstrate satisfactory off-road parking space to serve a three bedroom dwelling and is therefore contrary to policies DC1, T1 and Appendix 2 of the Staffordshire Moorlands Local Plan as well as section 12 'Achieving well-designed places' and section 9 'Promoting sustainable transport' of the National Planning Policy Framework.

Informatives

1. There are no minor amendments which would make the application acceptable in terms of neighbour amenity impact, therefore no amendments have been sought at this stage.
2. Whilst parking space is annotated on the submitted plans, the excavated area appears to be unauthorised in that no valid planning permission can be found which relates to it.

X *J 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.