STAFFORDSHIRE moorlands DISTRICT COUNCIL
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ICI Architecture Studio
Grosvenor House
3 Chapel Street
Congleton
CW12 4AB

Mr & Mrs Futcher
2 Nab Hill Court
Leek
Staffordshire
ST13 8BZ

Application no: SMD/2022/0302

Determined on: 18/09/2025

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
2, Nab Hill Court, Leek, Staffordshire, ST13 8BZ

Description of Development:
Proposed single story rear and side extension. Alterations to front elevation facade

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:

2118-XX-XX-XX-DR-A-0104 - Location Plan Block Plan
2118-XX-XX-XX-DR-A-0103 Rev B – Proposed Elevations (received 02/02/23)
2118-XX-XX-XX-DR-A-0102 – Proposed GA Plans (received 02/02/23)

for the reason(s) specified below:-

1. The form, design and appearance of the extensions and alterations to the front elevation would fail to harmonise sympathetically with the character and appearance of the host dwelling and immediate street scene. The scheme includes timber cladding, which is not a traditional material to Staffordshire Moorlands, and its use is not appropriate. Therefore, the development would have a harmful effect on the character and appearance of the dwelling and area. The development proposals are considered to be contrary to Policies SS1 and DC1 of the Staffordshire Moorlands Local Plan, the Design Principles for Development SPG, the Staffordshire Moorlands Design Guide (2018), and guidance contained within the NPPF (2024).

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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. It this instance, the concerns of the Council were raised however further amendments were not forthcoming.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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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.