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Hewitt & Carr Architects
Daisy Bank House
17-19 Leek Road
Cheadle
Staffordshire
ST10 1JE

Mr and Mrs Ratchford
Daisy Bank House
17-19 Leek Road
Stoke on Trent
ST10 1JE

Application no: SMD/2025/0210

Determined on: 19.09.2025.

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

19 Church Lane, Checkley, Staffordshire. ST10 4NJ.

Description of Development:

Proposed loft conversion

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:

PL(0)01;
PL(0)02;
PL(0)03;
PL(0)04;
PL(0)05,

for the reason(s) specified below:-

1. By reason of its size, location and materials, the dormer, together with the roof ridge height increase would result in a form of development which would not be a subordinate addition to the existing dwelling, it would be a bulky and out of character addition with cladding which would clash with the existing roof structure. The proposal would therefore detract from the character and appearance of the existing dwelling, as well as the wider street scene and area generally, particularly when viewed from St. Mary's Close to the rear. The application is therefore contrary to policy DC1 of the Staffordshire Moorlands Local Plan, Design Principles for Development in the Staffordshire Moorlands (SPG), Staffordshire Moorlands Design Guide (SPD) and the National Planning Policy Framework including Section 12 'Achieving well-designed places.'

2. The dormer would result in an unacceptable overlooking relationship upon the principal facing kitchen window of number 6 St. Mary's Close. The application is therefore contrary to policy DC1 of the Staffordshire Moorlands Local Plan and the National Planning Policy Framework including Section 12 'Achieving well-designed places.'

Informative

1. During the course of considering the application, the council advised that there were concerns in respect of design, visual impact and neighbour amenity impact. Although an alternative scheme was considered / discussed, it was not possible to achieve a satisfactory alternative. The applicant(s) have requested that the refusal decision is issued. The Council has therefore complied with the requirements of the National Planning Policy Framework where Local Planning Authorities are encouraged to work proactively with applicants to secure sustainable development proposals. Unfortunately in this case it was not possible to do so.

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.