

Mr Nick Felstad
The Plan Company
30 Station Street
Stoke on Trent
Staffordshire
ST6 4NA

Mr Cook
5 High Lane
Brown Edge
Staffordshire
ST6 8RT

Application no: SMD/2025/0415

Determined on: 25th November 2025

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

5 High Lane Brown Edge Staffordshire ST6 8RT

Description of Development:

Attached garage, solar panels and balcony/patio area

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: for the reason(s) specified below:-

1. This site is in the Green Belt. Para 154 of the NPPF confirms that development in the Green Belt is inappropriate unless one of the exceptions applies including at c) 'the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building'. In this case the proposed extensions when taken cumulatively with existing additions to the property would result in disproportionate additions to the original building. The proposal amounts therefore to inappropriate development in the Green Belt which is harmful by definition and harmful to openness. No case for very special circumstances is made. The proposal is therefore contrary to Policy SS10 of the Staffordshire Moorlands Local Plan 2020 and the NPPF.
2. By virtue of their design and positioning on the property, the proposed side extension and rear raised platform would have an unacceptable impact on the amenity of neighbours, contrary to Staffordshire Moorlands Local Plan Policies SS1 and DC1; the adopted Staffordshire Moorlands Design Guide and the NPPF.

Informatives

1. In determining this application for refusal consideration has been given to the Development Plan in particular policies SS1, and DC1; the Council's adopted Design Principles SPD; and the National Planning Policy Framework. The proposed development would be of poor

design, and by its design and scale would result in the loss of neighbour amenity and openness to the Green Belt. No amendments were sought as significant revisions would be necessary to address the issues raised which would require a new planning application.

X 

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.
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