

Mr Lee Slater
Wood Goldstraw & Yorath
47 Churchill House Regent Road
Stoke On Trent
Staffordshire
ST1 3RH

Mr Elliott
6 Heather Hills
Stockton Brook
Staffordshire
ST9 9PS

Application no: SMD/2026/0008

Determined on: 27/02/2026

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

6 Heather Hills Stockton Brook Staffordshire ST9 9PS

Description of Development:

PROPOSED EXTENSION OVER EXISTING GARAGE TO FORM STORE / GYM

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:

*5047-01-01LOCATIONPLAN

*5047-01-02BLOCKPLAN

*5047-01-03EXISTINGSURVEY

*5047-01-04 SCHEME DRAWING 1

for the reason(s) specified below:-

1. The proposed first storey garage extension combined with the existing car port extension would totally consume the original garage outbuilding. Thus, the proposed extension would amount to inappropriate development in the green belt and create a disproportionate addition over and above the size of the original building. No very special circumstances exist to outweigh the harm to the green belt. As such there is conflict with Policy SS10 of the Staffordshire Moorlands Local Plan 2020 and Section 13 of the National Planning Policy Framework.

2. The proposed garage would compete with the proportions of the host dwelling due to its excessive height. Furthermore, the height of the roof would be greater than the height of the elevation, which is considered to be off-balance and disproportionate. Additionally, the proposed dormer window would not be stepped inwards from one of the side elevations of the building, meaning that it would have an awkward and bulky visual relationship with the proposed pitched roof. Overall, the proposed development would adversely harm the visual character of the host dwelling and street scene contrary to Policy DC1 of the Staffordshire

Moorlands Local Plan 2020, the Staffordshire Moorlands Design Guide SPD and Section 12 of the National Planning Policy Framework.

Informatives

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 39 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. However no amendments could be suggested to overcome the overriding concerns of the Council.

X 

Signed by: Jane Colley Signature

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.