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Mr and Mrs Georgiou
Broadway Fish Bar Werrington
215 Ash Bank Road
Werrington
Staffordshire
ST2 9EE

Application no: SMD/2026/0305

Determined on: 27th August 2026

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

215 Ash Bank Fish Bar, Ash Bank Road, Werrington, Staffordshire, ST2 9EE

Description of Development:

External staircase for access to flat
(development has already been carried out)

Staffordshire Moorlands District Council in pursuance of powers under the above-mentioned Act hereby **REFUSE** to permit the development described above and shown in plans submitted with the application ref: 192 - Planning Drawing - As Proposed REV A (A2), for the reason(s) specified below:-

The external stairs and landing area, even where the area would be reduced and smaller with the installation of glass screens around the external door, would provide a height vantage over the garden at the adjacent property at 213 Ash Bank and a line of sight toward first floor bedroom windows. Residents stood on, or using, the external stairs and landing would have an overt and direct view of the neighbour when they are making use of the garden below. The neighbour would continue to suffer from the actuality, the perception, and the anticipation of being overlooked. The development, therefore, has an unacceptable impact on the privacy of the adjacent neighbour and their enjoyment of the outdoor amenity. There is conflict with policy DC1 of the SMDC Local Plan and the terms of the NPPF in these regards.

Informatives

The development has already been carried out, and the application seeks permission retrospectively. It is not considered that the applicant could make the development acceptable by making alterations to the structure or that the use of planning conditions could overcome the objections. No amendments to the proposal or development were therefore sought.

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.