

Miss Lucy Harbour
Rees Construction Management Ltd
2 Church Street
Uttoxeter
UK
ST14 8AG

Mr & Mrs Twemlow
Chapel House Town End Lane
Swinscoe
Staffordshire
DE6 2HS

Application no: SMD/2026/0293

Determined on: 11/09/2026

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Chapel House TOWN END LANE SWINSCOE STAFFORDSHIRE DE6 2HS

Description of Development:

Proposed demolition of existing porch, and erection of new porch to accommodate W/C

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:

- R0605 - 001 - P0 - Existing Site Location Plan
- R0605 - 002 - P0 - Existing Plans Elevations
- R0605 - 003 - P1 - Proposed Site Plan
- R0605 - 004 - P1 Proposed elevations and plans

for the reason(s) specified below:-

1. By virtue of its scale, design, fenestration details and layout, the proposed development introduces an incongruous and dominate feature that would be harmful to the character and appearance of the host building and in turn the character and quality of the rural area. The proposal therefore conflicts with Policy DC1 and Policy SS10 in the Staffordshire Moorlands Local Plan 2020, Council's Design Guide 2018 SPG and Section 14 of the NPPF.

Informatives

Prior to the determination of the application the Council advised the applicant that the design of the development did not conform with the Council's Local Plan and provisions of the NPPF (2026). It is considered that the applicant is unable to overcome such concerns and thus no further amendments to the application were requested.

X *J Colley*

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.
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