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Application no: SMD/2014/0130

Determined on: 28/04/2014

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)(England) Order 2010**

REFUSAL OF PLANNING PERMISSION

Location of Development:

14 CROSSFIELD AVENUE, KNYPERSLEY, STAFFORDSHIRE, ST8 7AG

Description of Development:

Two storey side extension with single storey rear extension

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: PL01A, PL02A, PL03A, Site Location Plan for the reason(s) specified below:-

1. The proposed two-storey side extension, by virtue of its form, height and siting would appear overdominant when viewed from the rear-facing kitchen, bedroom, conservatory and rear garden at No.12 Crossfield Avenue and would also lead to the significant loss of light provision to the rear-facing kitchen and bedroom at No.12 Crossfield Avenue to the extent that the residential amenities of the occupants of No.12 Crossfield Avenue would be harmed. The proposal would not comply with Policy DC1 of the Staffordshire Moorlands District Council LDF adopted Core Strategy, saved Policy B13 of the Council's Local Plan, the Council's Supplementary Planning Guidance (SPG) 'Space About Dwellings' or Section 7 ('Requiring Good Design') of the government's National Planning Policy Framework (NPPF).

Signed 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.
2. 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. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
3. 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.