

Mr Bailey  
Mole House Farm  
Lask Edge  
Staffordshire  
ST13 8QR

Mr Richard Stockell  
RMC Design  
Rue Moss Cottage  
Back Lane  
Smallwood  
Sandbach  
Cheshire  
CW11 2UN

Mr Bailey  
Mole House Farm  
Crowborough Road  
Lask Edge  
Leek  
Staffordshire  
ST13 8QR

Application no: SMD/2014/0771

Determined on: 26/01/2015

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

**REFUSAL OF PLANNING PERMISSION**

**Location of Development:**

Mole House Farm, Crowborough Road, Lask Edge, Leek, Staffordshire ST13 8QR

**Description of Development:**

Demolition of existing garage and erection of an attached double garage.

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: 0572 and 'Proposed Front Elevation' Revised Jan 22 2015, for the reason(s) specified below:-

1. The proposal, by virtue of the scale of extension, would lead to a disproportionate increase in the size of the original dwelling and is therefore deemed in accordance with Section 9 of the National Planning Policy Framework (NPPF) to be inappropriate development in the Green Belt as it does not fall under the criteria of development listed in paragraph 89 of the NPPF. The proposal is therefore by definition harmful to the openness of the Green Belt. Furthermore there does not appear to be any very special circumstances with this proposal that can be considered to outweigh Section 9 of the NPPF.

2. The proposed extension, by virtue of a combination of its width, depth, height, siting and overall volume, does not harmonise with the character and appearance of the original dwelling which has the appearance of a traditional rural farm cottage. It would not appear subordinate to the original dwelling. Furthermore, the design of the proposed extension also includes a large garage opening with glazed area above which does not harmonise with the appearance and size of the fenestration of the original dwelling. The proposal is therefore contrary to policies DC1 'Design Considerations' and R2 'Rural Housing' of the Council's Core Strategy Development Plan Document (adopted March 2014) and does not comply with house extension design guidance contained in Part 2.4 of the Council's 'Design Principles'

Supplementary Planning Guidance (SPG).

### **Informative**

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been discussed with the applicant with a view to seeking solutions, although such solutions have not been possible as the applicant has declined to amend the application to a sufficient extent.

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**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](http://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.