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Brown edge  
Staffordshire  
ST6 8QL

Application no: SMD/2015/0082

Determined on: 07/04/2015

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

**REFUSAL OF PLANNING PERMISSION**

**Location of Development:**

East View Sandy Lane Brown Edge Staffordshire ST6 8QL

**Description of Development:**

Single storey rear extension with roof terrace above, demolition of detached garage and construction of a tool store/utility room

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: 1504-100 PL01, 1504-100 PL02, 1504-100 PL03, 1504-100 PL04B, 1504-100 PL05B for the reason(s) specified below:-

1. The original cottage, which is located in the Staffordshire Green Belt, has been recently extended in 2013 by approximately 73% with the addition of a first floor extension above an earlier single storey addition. The proposed enlargement would result in a further enlargement which, cumulatively, would result in an increase in floor area of about 132%, which would be disproportionate in relation to the original cottage, and therefore detrimental to the openness of the Green Belt. Consequently the proposed works would comprise 'inappropriate' development which by definition is harmful to the Green Belt because it would conflict with the purposes of including land within it. The application is accordingly contrary to the provisions of Paragraph 6 to Policy SS6c of the Staffordshire Moorlands Core Strategy Document and the advice contained in Part 9 of the National Planning Policy Framework for the protection of Green Belt land.

2. The proposed development is considered to be unacceptably large in scale and, together with the previous single storey and first floor additions, would result in a disproportionate addition that would seriously detract from the character and appearance of the original cottage. Moreover, the incorporation of a garden terrace on the roof of the extension would

be likely to result in an unacceptable loss of privacy to the adjacent dwellings arising from disturbance and overlooking, despite the incorporation of an opaque screen wall. The proposed extension would accordingly conflict with the provisions of Policies DC1 and H2 of the Staffordshire Moorlands Core Strategy relating to sustainable design, protection of the countryside and protection of the amenity of neighbouring properties, and the advice contained in Part 7 of the NPPF relating to sustainable design.

### **Informatives**

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been not discussed with the applicant with a view to seeking solutions because it was considered that an acceptable solution would not have been possible in view of the previous enlargements.

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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.