



**Sal Khan CPFA, MSc
Head of Service (Section 151 Officer)**

**TOWN AND COUNTRY PLANNING ACT 1990
REFUSAL OF PERMISSION FOR DEVELOPMENT**

Date valid application received:
04/05/2022

Application No: P/2022/00470

Name and address of Agent
Elsigood Associates Limited
21 Main Street
Barton under Needwood
Burton on Trent
DE13 8AA

Name and address of Applicant
Mr Stewart Carter
The Old Barn
Abbots Bromley Road
Staffordshire
Hoar Cross
DE13 8RA

EAST STAFFORDSHIRE BOROUGH COUNCIL in pursuance of powers under the above mentioned Act hereby **REFUSES** to permit:

Erection of a detached car port with storage above

The Old Barn, Abbots Bromley Road, Hoar Cross, Staffordshire, DE13 8RA

in accordance with the submitted documents and plans, for the reason(s) specified hereunder:

1 The proposed car port with storage above is considered unacceptable in terms of its height, bulk and massing and not modest in relation to the original dwelling, as such it would have an adverse impact on the existing dwelling and its setting within the open countryside, in conflict with Policies SP8, DP1 and DP3 of East Staffordshire Local Plan, the Re-Use of Rural Buildings SPD and the NPPF.

Informative(s):

1 The Local Planning Authority has taken a positive approach to decision-taking in respect of this application concluding, however, that it is an unsustainable form of development which conflicts with relevant development plan policies and material planning considerations including the National Planning Policy Framework. Although it has not been possible to approve this application, possible solutions were proactively considered in an attempt to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

This application is refused by the under signed under powers delegated by the Borough Council in accordance with the provisions of Section 101 of the Local Government Act 1972.

Dated 28th March 2023

Signed *Barbara Toy*

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Appeals to the Secretary of State

- 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.
- Where the Local Planning Authority has refused planning permission or grant it subject to conditions for a householder application, if 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.
- 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 <https://www.gov.uk/appeal-planning-inspectorate>.
- 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.