



Appeal Decision

Site visit made on 27 June 2019

by Julie Dale Clark BA (Hons) DipTP MCD DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5th September 2019

Appeal Ref: APP/Y3425/D/19/3228274

Little Acre, Fulford Road, Fulford, Stoke On Trent ST11 9QT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Jonathan Meigh against the decision of Stafford Borough Council.
 - The application Ref 19/29930, dated 16 January 2019, was refused by notice dated 26 March 2019.
 - The development proposed is proposed ground and first floor extension to existing domestic house.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider that the main issue is the impact of the proposal on the character and appearance of the area.

Reasons

3. Policy C5 C¹ indicates that extensions and alteration of existing buildings outside settlements should not result in additions that exceed 70% of the dwelling as originally built. Policy N1 sets out principles to secure enhancement in design quality. N1 g requires a high standard of design and N1 h requires design to have regard to local context.
4. The appellant disagrees with the Council's calculations regarding the size of the dwelling. Whilst the dwelling has been previously extended and the proposal would extend it further, the Council indicate that total extensions, previous and proposed, would be over 200% and the appellant indicates they would be about 179%. Whichever calculation is taken both exceed the 70% referred to in policy C5. The dwelling is fairly substantial in size with most of the accommodation on the ground floor, including a garage. The dwelling sits within a substantially sized plot and is set back from the road and is elevated above a long rear garden. However, it takes up most of the plot's width.
5. Notwithstanding the mathematical calculations, I consider that the proposal would add yet more building to what is a somewhat sprawling layout. Amongst other things, the existing garage would be converted to living accommodation and a new detached garage is proposed at the front of the property. Whilst the

¹ The Plan for Stafford Borough 2011 – 2031 Adopted – 19 June 2014.

Council has not objected to the garage, it adds to the built form of development. The additional proposed extensions and alterations would conflict with policy C5.

6. Furthermore, the proposal would do little to improve the character or appearance of the dwelling and I do not consider that the standard of design of the proposed extensions and garage meet the high standard of design required by Policy N1 g and N1 h.
7. The proposal would represent a disproportionate and unsympathetic addition to the dwelling. It would not make a positive contribute to the character and appearance of the area notwithstanding that it is well screened from the road.
8. I have considered all matters raised but none alter my conclusion. I conclude that the proposal would represent an unacceptable and unsympathetic form of development that would conflict with the Council's policies referred to and have a harmful effect on the character and appearance of the area. The appeal therefore fails.

J D Clark

INSPECTOR