



Appeal Decision

Site visit made on 8 March 2022

by Helen Smith BSc (Hons) MSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: Monday 21 March 2022

Appeal Ref: APP/B3438/D/22/3292441

Shirley Cottage Garston, Ashbourne Road, Whiston ST10 2HX

- 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 Ms Nicholson against the decision of Staffordshire Moorlands District Council.
 - The application Ref SMD/2021/0729, dated 9 November 2021, was refused by notice dated 7 January 2022.
 - The development proposed is for a 2 storey side extension with link to existing annex.
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Decision

1. The appeal is allowed, and planning permission is granted for a 2 storey side extension with link to existing annex at Shirley Cottage Garston, Ashbourne Road, Whiston ST10 2HX in accordance with the terms of the application, Ref SMD/2021/0729, dated 9 November 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 3) The development hereby permitted shall be carried out in accordance with the approved plans:
 - a. Plans as proposed – drawing no: AL(0)100, Rev A, Oct 2020
 - b. Elevations as proposed – drawing no: AL(0)101, Rev A, Oct 2020

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host dwelling and the surrounding area.

Reasons

3. The appeal site is a detached stone dwelling set back from the highway by a long private driveway and sat within generously sized grounds. The site is located within open countryside and the surrounding area is rural agricultural land.
4. The extension would be set down from the ridge and in from the front of the host dwelling. It would also be inset from the rear. The overall width would be

proportionate. In these regards, the appeal scheme would comply with the Council's adopted Staffordshire Moorlands Design Guide SPD (2018).

5. These features would provide a clear distinction and visual break between the host dwelling and the proposed extension, resulting in the development being seen as subordinate. The use of matching construction materials, including fenestration, would contribute to the development being seen as a natural extension to the host dwelling rather than an incongruous new feature within the street scene.
6. The proposed link extension between the annex and the main building would appear discrete due to the close proximity of the two buildings and their orientation. Views would also be screened by the agricultural outbuildings located adjacent to the main dwelling. The additional floorspace created by the link would be minimal. Taken together with the external materials to match the host dwelling, the proposal would relate well to the host dwelling.
7. The proposed alterations to the annex building, which would include roof improvements, would be modest. As the annex building is already present, it would not create additional floorspace or bulk to the main dwelling and would remain subordinate. In addition, views of the annex building are partially screened by a row of mature evergreen trees and the adjacent agricultural outbuildings.
8. For the reasons given above, the proposed development would not harm the character or appearance of the host dwelling or the surrounding area. As such, it would comply with Policies SS10 and DC1 of the Staffordshire Moorlands Local Plan (2020), which seek to ensure extensions are appropriate in scale and design and are not detrimental to the character of the area. The proposal also accords with the Staffordshire Moorlands Design Guide (SPD) (2018), and the Design Principles for Development in the Staffordshire Moorlands (SPG), which seek to ensure extensions are subordinate to the main building.
9. In addition, the proposal would adhere with the National Planning Policy Framework (para 130), which emphasises the importance of securing good design and states that development should respond to local character and add to the overall qualities of the area.

Conditions

10. I have imposed the standard time condition for certainty and the approved plans for enforcement purposes. In order to ensure a suitable quality external appearance, I have required that the external materials to be used match the dwelling.

Conclusion

11. The appeal scheme complies with the development plan for the reasons I have set out. The appeal should therefore be allowed.

Helen Smith

INSPECTOR