



Appeal Decision

Site visit made on 24 November 2022

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 December 2022

Appeal Ref: APP/B3438/D/22/3306383

16 High View Road, Endon, Staffordshire ST9 9HT

- 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 Sam Vernon against the decision of Staffordshire Moorlands District Council.
 - The application Ref SMD/2022/0300, dated 30 May 2022, was refused by notice dated 15 August 2022.
 - The development proposed is single storey side extension. Single storey gable end extension.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The Council granted planning permission for a single storey gable end extension to the rear under a split decision. This appeal therefore relates solely to the single storey side extension.

Main Issue

3. The main issue is the effect on the character and appearance of the area.

Reasons

4. The appeal site houses a bungalow with a shallow pitched roof on an end corner plot in a row of 3 bungalows fronting onto High View Road. Located in an exposed elevated position the side of the plot is clearly visible from Kenley Avenue. Other dwellings in the area are a mix of semi-detached and detached dwellings of varying styles, some of which have been subject to extension and alteration creating a varied street scene.
5. The proposed flat roof side extension would be clearly visible from the road. The poor boxy design would create an incongruous addition at odds with the surroundings, despite the variation of design in the area. The proposed rendered walls would do little to ameliorate the harm. Although the appellant says there is no property frontage opposite the site, this does not make the development acceptable. The scheme would be clearly visible within the street scene to the detriment of the character and appearance of the area.
6. The appellant has referred to examples of other development in the area in support of their case. I do not consider them to be examples of good design

and none are exactly the same as that proposed. I do not therefore think that they set a precedent or weigh in favour of the proposal.

7. Whilst I understand that the appellant would like to optimise the space available to them, this is outweighed by the harm to the character and appearance of the area, caused by the design.
8. The development would harm the character and appearance of the area and as such would conflict with the part of Policy SS8 of the Staffordshire Moorlands Local Plan (Local Plan) which requires new development to reflect and enhance the special character and heritage of the settlement. It would also conflict with Policy DC1 of the Local Plan which amongst other things requires new development to be of high quality design and add value to the local area and be designed to respect the site and its surroundings and promote a positive sense of place.

Conclusion

9. For the reasons identified, I conclude that the appeal should be dismissed.

K Ford

INSPECTOR