



Appeal Decision

Site visit made on 29 May 2024

by Hannah Ellison BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10th June 2024

Appeal Ref: APP/B3438/D/23/3328071

72 Beggars Lane, Leek, Staffordshire ST13 8JR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Steven Lodge against the decision of Staffordshire Moorlands District Council.
 - The application Ref is SMD/2022/0303.
 - The development proposed is described as front and rear single storey extensions.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. I have taken the description of development above from the planning application form. A more accurate description is however provided on the decision notice as 'Extensions and alterations' as this encompasses the proposed alterations to the site boundary.

Main Issue

3. The effect of the proposal on the character and appearance of the area.

Reasons

4. This appeal concerns a two storey dwellinghouse occupying a corner plot within an open-plan residential development comprised of properties of similar type and design.
5. The proposed front extension would have a gable feature over the front door. Whilst such gables are not common in this residential area, this element of the single storey front extension is of limited size and would not add significant bulk so as to detract from the original design of the dwelling.
6. The slim design of the proposed front windows would however be noticeably at odds with the character of the host property and the large picture windows prevalent on dwellings in this locality. This alternative design approach would fail to reinforce or complement local character in this instance.
7. The proposed close boarded fence above a brick wall would wrap around the side of the host dwelling. Due to the site's corner positioning the full extent of the proposed boundary would be readily apparent from public vantage points, assisted also by the incline in topography in this location. The introduction of solid built form of a significant height and length close to the highway in this prominent location would erode the sense of openness and thus would fail to

reflect the open-plan arrangement of built form in the locality. It would not be of a material or design appropriate to the character of the area thus would read as a stark and intrusive addition.

8. Whilst adjacent boundaries are of significant height they comprise mature hedging and thus are not dominant features which detract from the sense of space. It has not been demonstrated to me that a private and secure rear garden could not be achieved with a boundary treatment more in keeping with the area.
9. Although there have been no objections to the development, a lack of opposition for a proposal is not a ground for granting planning permission and does not overcome the issues identified.
10. Accordingly, the proposal would harm the character and appearance of the host dwelling and the wider area, thus it would conflict with Policy DC1 of the Staffordshire Moorlands Local Plan (September 2020). Together with section 12 of the National Planning Policy Framework, this policy and guidance aims for well-designed developments which respect the character of the area.

Conclusion

11. The proposal conflicts with the development plan as a whole and there are no other considerations which indicate that a decision should be made other than in accordance with it. Therefore, the appeal should not succeed.

H Ellison
INSPECTOR