



Appeal Decision

Site visit made on 16 July 2025

by **Ian McHugh DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 07 August 2025

Appeal Ref: APP/B3438/D/25/3365520

12 Sneyd Close, Cheddleton, ST13 7JR

- 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 Rachel Durose against the decision of Staffordshire Moorlands District Council.
 - The application Ref is SMD/2025/0050.
 - The development proposed is a single storey front extension.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the living conditions of the occupants of number 10 Sneyd Close (number 10), with regard to outlook and natural light.

Reasons

3. The appeal property is a two-storey semi-detached dwelling, which is situated in closely knit residential area. The front elevation of the dwelling is staggered with part of a garage and an entrance hall projecting in front of part of the main wall of the property.
4. The proposal is to construct a single storey, flat-roofed kitchen extension that would infill the space between the side of the existing entrance hall and the side boundary with number 10. The side wall of the proposed extension would project out in front of the kitchen window of number 10.
5. I acknowledge that the proposal would enhance the living conditions of the appellant, by providing an enlarged kitchen. I have also considered the fact that the occupants of number 10 have not objected to the proposal. However, whilst the proposal would be generally acceptable in terms of its external appearance, the position of the extension adjacent to the boundary, together with its height and length, would have an unacceptably overbearing impact on the outlook from the kitchen window of number 10. The extension would also have an overshadowing effect on number 10, due to its position on the south western side of the neighbouring dwelling.
6. Policy DC1 of the adopted Staffordshire Moorlands Local Plan relates to the design of new development and, amongst other things, it seeks to ensure that proposals protect amenity, including outlook and sunlight/daylight. This policy is consistent

with paragraph 135 of the National Planning Policy Framework 2024, which also seeks to create places with a high standard of amenity. I consider that the appeal proposal conflicts with these provisions.

Conclusion

7. For the reasons given above, it is concluded that the appeal be dismissed.

Ian McHugh

INSPECTOR