



Appeal Decision

Site visit made on 3 June 2025 by E Clifford BA(Hons) MA

Decision by M Russell BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14th August 2025

Appeal Ref: APP/B3438/D/25/3360042

146 Leek Road, Cheadle, Staffordshire ST10 1JL

- 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 Ms Emily Colclough against the decision of Staffordshire Moorlands District Council.
- The application Ref is SMD/2024/0496.
- The development proposed was originally described as 'two storey rear house extension.'

Decision

1. The appeal is allowed, and planning permission is granted for a two-storey rear extension at 146 Leek Road, Cheadle, Staffordshire ST10 1JL in accordance with the terms of the application, ref SMD/2024/0496, 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 development hereby permitted shall be carried out in accordance with drawing ref. 'Planning 1'.
 - 3) 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.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural Matter

3. For the purposes of the decision paragraph, I have removed 'house' from the description as this is superfluous. This also aligns with the description on the Council's decision and the appellant's appeal form.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons for the Recommendation

5. The appeal site is a detached dwelling situated at the end of a row of dwellings which form a ribbon pattern at the edge of Cheadle. The dwelling is two storeys, with a hipped roof and a prominent front projecting gable. It also has a double height bay window to the front elevation. The property is accessed from a service

road off the Leek Road, is set behind a gated driveway and is bound to either side and the front by hedging. The other properties in the row are predominantly semi-detached pairs, and are all designed in a similar post-war style, giving the street scene a sense of cohesiveness. The appeal site benefits from being surrounded on two sides by open fields.

6. The ridge of the proposed gabled roof would be set well down from the main hipped roof. In side on views from the Leek Road, it would have a similar form and roof alignment to the existing front gable. From Public Right of Way Cheadle 31, views of the proposed development would be long-range and it would be seen in the context of rear elevations and other dwellings that feature gabled roofs, including the one to the immediate neighbour. In these distant views, the large windows including the glazed apex feature, would not be overly prominent and would read alongside the brickwork.
7. Given the site-specific circumstances described, whilst the extension would not fully emulate the style of the original building, it would suitably harmonise with and respect the dominance of its host, thereby reflecting the guidance in the Staffordshire Moorlands Design Guide.
8. Furthermore, I am mindful that there is an existing planning permission on the site for an extension of a comparable scale, which also includes ground and first floor windows of similar dimensions¹. I have no reason to doubt that, in the event that the appeal did not succeed, there would be a realistic prospect that the appellant would implement that permission. That extension would be experienced in a similar way and the addition of the glazed gable to the rear elevation on the appeal proposal would be unlikely to result in any material effects on the appearance of the dwelling or its surroundings when compared with the fallback position.
9. Consequently, the proposed development would have an acceptable effect on the character and appearance of the area. In that regard, the proposal would comply with the Staffordshire Moorlands Local Plan (2020) Policies SS1 and DC1, which require a well-designed and well-maintained environment and for new development to respect the site and surroundings. For the reasons set out, the proposal would also be sympathetic to the local character including the surrounding built environment, in line with Paragraph 135 of the National Planning Policy Framework.

Conditions

10. In addition to the standard time limit for implementation, it is necessary to ensure that the development is carried out in accordance with the approved plans to provide certainty. In the interests of harmonising with the host dwelling, a condition requiring matching materials is also necessary.

Conclusion and Recommendation

11. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

E Clifford

APPEAL PLANNING OFFICER

¹ LPA Ref SMD/2024/0383

Inspector's Decision

12. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed.

M Russell

INSPECTOR