The Planning Inspectorate

Appeal Decision

Site visit made on 9 July 2019

by R Cooper BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29th July 2019

Appeal Ref: APP/B3438/D/19/3227214
2 The Cottages, Smithy Lane, Mobberley ST10 1TN

- 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 and Mrs Bailey against the decision of Staffordshire Moorlands District Council.
- The application Ref SMD/2019/0027, dated 21 January 2019, was refused by notice dated 29 March 2019.
- The development proposed is an extension to the existing cottage.

Decision

1. The appeal is allowed, and planning permission is granted for an extension to the existing cottage at 2 The Cottages, Smithy Lane, Mobberley ST10 1TN in accordance with the terms of the application, Ref SMD/2019/0027 dated 21 January 2019, subject to the following conditions:

    1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

    2) The development hereby permitted shall be carried out in accordance with the following plans: AL0(01) Plans and Elevations as Existing; and AL0(02) Rev C Plans and Elevations as Proposed.

    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.

Main Issue

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

Reasons

3. The host dwelling is characterised by its numerous additions and alterations, which reflect the evolution of the property over time. The western part of the cottage appears older has a lower eaves height, and detailed brick window sills. In contrast on the eastern side has a significantly higher roof, and concrete window sills, to the rear is a single storey extension, and a flat roofed porch to the front of the property. The property is therefore viewed as an assemblage of parts with a mixed vernacular. The surrounding area is characterised by its rural landscape, with a woodland to the south and fields to the north, providing a sense of remoteness.

4. The proposal includes multiple single and two storey extensions to the side and rear of the host dwelling and raising part of the roof. These would constitute the further evolution of the property, and whilst they are significant in scale relative to the host dwelling, in the context of the site I find the resultant dwelling would be appropriate in terms of scale and design. Furthermore, as the host dwelling is sited within a substantially sized plot, the resultant property would fit comfortably within it, without appearing cramped or overbearing, and would integrate with its surroundings.

5. I note that it is proposed that the new facing brickwork and tiles would match those of the existing property. This would contribute to maintaining the rural character and appearance of the area and could be secured by condition.

6. I recognise the site stands in a prominent location along a main traffic route, and many passers-by would view the extended property. Given that I assess the extensions to be acceptable, this does not affect my conclusions on the main issue.

7. I conclude that the proposed extensions would not have a detrimental impact on the character and appearance of the area. The proposal accords with Policies SS6c, R2, DC1 and DC3 of the Staffordshire Moorlands Core Strategy, which collectively seek to ensure that new development respects local character and integrates with its surroundings. It would also accord with the Staffordshire Moorlands Design Guide SPD, and the design objectives in paragraph 127 of the Framework.

Other Matters

8. I have taken account of the concerns raised in relation to highway safety and note that the Council are satisfied that the development would not conflict with the alignment of the highway. This matter does not affect my findings on the main issue. I have found no good reason to conclude otherwise.

Conditions

9. I have considered the use of planning conditions following the guidance set out in the Planning Practice Guidance. In addition to the standard time limit condition, I have included a condition that specifies approved drawings to provide certainty. I have also included a condition that specifies external materials to be used in the development to ensure that the character and appearance of the area is protected.

Conclusion

10. For the reasons given above, I conclude that the appeal should succeed.

R Cooper

Inspector