The Planning Inspectorate

Appeal Decision

Site visit made on 9 March 2020

by Edwin Maund BA (Hons) MSc Dip UP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20th March 2020

Appeal Ref: APP/B3438/D/3244214
16 Friars Close, Cheadle, Stoke-on-Trent ST10 1AT

- 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 Zachary Hall against the decision of Staffordshire Moorlands District Council.
- The application Ref SMD/2019/0618, dated 4 October 2019, was refused by notice dated 3 January 2020.
- The development proposed is a dormer on front of house.

Decision

1. The appeal is dismissed.

Preliminary Issue

2. The Council have referred to policies from the Emerging Local Plan within their delegated report but have chosen not to cite any of them within the reason for refusal. As I have not been given full information in respect of the status of the emerging plan or copies of the comments on the individual policies from the Examining Inspectors Report, I have therefore given these policies no weight in the consideration of this appeal.

Main Issue

3. The effect of the proposed dormer on the character and appearance of the property and the wider area.

Reasons

4. Friars Close is a residential cul-de-sac of individually designed properties built into the hillside, sloping both from the south up to north along the road and from the west down to the east. The character of the street takes advantage of this land profile, giving an attractive appearance of pleasantly designed individual dwellings, each in spacious plots.

5. The appeal property is set below the height of the road and well back from the street but is clearly visible from the turning head at the end of the cul-de-sac, being framed in view behind the walls on the frontage. It has a simple appearance, which is both attractive, unobtrusive and complements the other properties in the street.

6. The addition of the dormer on the front, adds a box-like structure at the ridge of the current property, which would be visible in views from the side and the front. This would contrast with, rather than complement the existing property.

7. It would as a consequence fail to complement the architectural style or roof form of the host property and would result in the addition of an incongruous feature alien to the style of the current property and be out of place within the cul-de-sac, adversely affecting both the character and appearance of the host property and the wider area.

8. The appeal scheme would therefore be contrary to policy DC1 of the Staffordshire Moorlands Core Strategy (2014) and the aims of Chapter 12 of the National Planning Policy Framework, which amongst other things seek to promote high quality design which respect the site and their surroundings.

Other Matters

9. The appellant has indicated that as a growing family there is a need for an extra bedroom, whilst I have sympathy for this position, it is a private matter to which I give little weight in determining the appeal, which does not outweigh the harm identified.

10. Neighbours at No 15 Friars Close have objected to the proposal in respect of impact on living conditions. This was not raised as a reason for refusal by the Council and, from the evidence before me, I see no reason to disagree with the conclusions reached in this respect.

Conclusions

11. For the reasons given above I conclude that the appeal should be dismissed.

Edwin Maund

INSPECTOR