The Planning Inspectorate

Appeal Decision

Site visit made on 22 May 2022

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date:9TH June 2022

Appeal Ref: APP/B3438/D/22/3295491
1 Southlowe Avenue, Cellarhead, Staffordshire ST9 0JA

- 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 G Camm against the decision of Staffordshire Moorlands District Council.
- The application Ref SMD/2021/0745, dated 12 November 2021, was refused by notice dated 17 January 2022.
- The development proposed is single storey side extension.

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal relates to a 2 storey hipped roof detached dwelling, attached to the side of which is a single storey garage with similarly styled hipped roof. The dwelling is located in a residential area comprising a mix of detached and semi detached properties on the corner of Southlowe Avenue and Southlowe Road and sits within a triangular plot. The dwelling follows the building line of properties on Southlowe Avenue and the rear elevation of the property aligns with the front of the neighbouring property on Southlowe Road as it is set back within its plot.

4. The position of the dwellings occupying the corner plots of Southlowe Road and Southlowe Avenue create an open and spacious character at the junction of the 2 roads and makes the dwellings highly visible within the street scene.

5. Revisions to the height and width of the extension may have reduced the scale of the proposal and set it back further from the front elevation. However, because of the location of the proposal within the plot and its visibility within the street scene it would still appear prominent despite the backdrop provided by neighbouring dwellings.

6. The roof type of the single storey extension would not match those on the existing property creating an unbalanced appearance. The setback of the extension would do little to mitigate the impact. The appellant has said that it would not be particularly discernible in the street scene but I disagree. There

would be full views of the property in both Southlowe Avenue and Southlowe Road and so the incongruous appearance of the extension would be evident.

7. The appellant claims that the development could be built under permitted development rights. The evidence before me on this is inconclusive and it does not justify granting planning permission given the harm to the character and appearance of the area that it would create and the consequential conflict with the development plan.

8. The development would harm the character and appearance of the area and therefore would conflict with policy DC1 of the Staffordshire Moorlands Local Plan which amongst other things requires new development to be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, layout, siting, landscaping, character and appearance. It would also conflict with the design criteria contained in the Design Principles for Development within the Staffordshire Moorlands SPG and the Staffordshire Moorlands Design Guide SPD.

Conclusion

9. For the reasons identified, I conclude that the appeal should be dismissed.

K Ford

INSPECTOR