

GROUND OF APPEAL

**146 LEEK ROAD
CHEADLE**

FEBRUARY 2025

Site Address:

146 Leek Road, Cheadle, Staffordshire, ST10 1JL

Appellant:

Ms. E. Colclough

Proposal:

Proposed two storey rear extension

Grounds of Appeal:

Date Issued: 4th February 2024

Job Reference: RDP/2025/014

Report Prepared By:

Rob Duncan BSc(Hons) MA MRTPI
Rob Duncan Planning Consultancy Ltd

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1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Ms. E. Colclough to lodge a householder appeal pursuant to s78 of the Town and Country Planning Act 1990 (As Amended) against the decision of Staffordshire Moorlands District Council to refuse planning permission for the erection of two storey rear extension at 146 Leek Road, Cheadle (LPA Reference: SMD/2024/0496).
- 1.2 The proposed rear extension will project rearwards off the existing living room, and sideways off the existing kitchen, to provide an open plan lounge / kitchen / living room at ground floor. At first floor the extension will accommodate a bedroom, with the existing bedroom remodelled to provide a dressing room with ensuite. The extension is to be constructed from a matching palette of materials to the host dwelling.
- 1.3 The application was refused by the Local Authority under delegated powers for the following reason:
 1. *By virtue of the gabled design and fenestration detail, the proposed rear extension would appear as an awkward and incongruous feature which would detract from the character and appearance of the original dwelling and would fail to harmonise with it, all to the detriment of the street scene and the character of the surrounding area contrary to Staffordshire Moorlands Local Plan Policy SS1, and Policy DC1; the adopted Staffordshire Moorlands Design Guide and the NPPF.*
- 1.4 This document sets out the appellant's Grounds of Appeal having regard to the stated reason for refusal.

2 Site & Surroundings

- 2.1 The appeal site is located within the defined settlement boundary of Cheadle, and forms the last property in a ribbon pattern of residential development that extends south-eastwards along the northeastern side of the Leek Road back towards the centre of Cheadle.
- 2.2 The existing dwelling comprises a two storey, detached dwelling constructed from red/orange facing brickwork with a grey tiled roof. It has a dominant front projecting gable end, with curved bay windows set below, along with a lean-to style porch canopy. The main roof of the building is hipped. Towards the rear of the site lies a flat roofed detached garage.
- 2.3 To southeast of the site lies a pair of semi-detached dwellings, with further semi-detached dwellings located beyond. Open fields lie to the northeast and northwest. A service road encloses the southwestern site boundary, beyond which runs the main carriageway of the Leek Road.
- 2.4 The surrounding area exhibits a widely varying residential character, with a mixture of architectural styles and ages of development. The existing dwelling is unique in its design comparative to the neighbouring properties to the southeast.
- 2.5 The site is not within a Conservation Area, nor are there any statutorily listed buildings located within the immediate locality.

3 Planning Policy

3.1 The Development Plan for this area comprises the Staffordshire Moorlands Core Strategy DPD (2020) of which the following policies are cited in the reason for refusal:

3.2 Policy SS1 of the Local Plan relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering (amongst other criteria):

- a healthy, safe, attractive, active, well-designed and well-maintained environment;
- development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;

3.3 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should (amongst other criteria):

- be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area
- be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance

4 Other Material Considerations

National Planning Policy Framework

- 4.1 The National Planning Policy Framework seeks to secure the delivery of sustainable development and sets out guidance *inter alia*, in respect of securing high quality design. The content of the National Planning Policy Framework has been taken into consideration in the preparation of this appeal.

SMDC Design Guide SPD

- 4.2 The Design Guide SPD sets out guidance aimed at securing the delivery of high quality design within the District, and includes specific guidance in respect of extensions. The content of this document has been taken into consideration in the preparation of this appeal.

SMD/2024/0383 – 146 Leek Road, Cheadle

- 4.3 The above planning application relates to the same site as the appeal, and granted consent for the erection of a two storey rear extension to the existing dwelling. Reference is made to this decision in the Statement of Case as a material consideration.

SMD/2013/0797 – 113 Leek Road, Cheadle

- 4.4 The above application relates to a site located approximately 135 metres to the west/northwest on the opposite side of the Leek Road. The application granted consent for extensions and alterations to the existing dwelling including the provision of a full height projecting front gable with full height glazing. A copy of the existing plans, approved plans, delegated report and decision notice for that application are enclosed at the rear of this document as Appendices A – D inclusive.

5 Main Issues

5.1 Having regard to the reason for refusal, the main issue to be considered in the determination of this appeal is:

- Whether the proposed development would have a harmful impact on the character and appearance of the surrounding area;

6 Statement of Case

Impact on Character of Area

- 6.1 The reason for refusal raises concerns that owing to the gabled design of the proposed rear extension, and its fenestration detail, the development would appear as an awkward and incongruous feature which would detract from the character and appearance of the existing dwelling and be of detriment to the character and appearance of the surrounding area.
- 6.2 The delegated report elaborates on these concerns further, stating that for a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The Local Authority nevertheless contends that in this case the property is characterised by hipped roofs, and that the gabled roof would therefore fail to harmonise with the parent building. The delegated report goes on to cite concerns that the impact of the development would be exacerbated by the property being at the end of a row, with the gabled roof form being visible in profile from the public domain which they contend would create a dominant feature.
- 6.3 The Local Authority also cites concerns that the excessive glazing does not reflect the solid to void ratio of the original dwelling, and by extending up into the apex of the roof, the glazing is not characteristic of this era of property or the area generally. The Local Authority contends that the design of the proposal diminishes the dominance of the host building by competing with the gable on the principal elevation, and also negatively affects the character of the local area.
- 6.4 Before responding to those concerns it is first necessary to determine what the character and appearance of the area comprises. The dwelling dates from the

post-war period and comprises a detached two storey dwelling, with dominant front projecting gable end, and large, curved, glazed bay windows below at both ground and first floor. To this end the existing dwelling already differs considerably from the majority of the other dwellings in the surrounding area, which typically comprise of semi-detached dwellings, with hipped roofs and a mixed palette of red/orange facing brickwork and varying colours of render to their upper elevations.

- 6.5 Further to the west/northwest of the site, approximately 135 metres distant, lie two detached properties (Nos. 111 and 113 Leek Road), with the latter exhibiting a large front facing projecting gable which has glazing that extends all the way up to the apex of the gable. That property can be freely observed from the public domain and forms part of the established character of the area.
- 6.6 The adopted Design Guide SPD states that an extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing, and that keeping the eaves and ridge lower than the parent building will help (paragraph 5.5). The proposed rear extension in this case clearly achieves that objective, having a ridge line that sits 1.3 metres below the main ridgeline of the existing dwelling. By resultant effect it will have a clearly subordinate relationship to the host dwelling.
- 6.7 The existing dwelling is furthermore characterised by a mixture of hipped and gabled roofs, rather than just hipped roofs as the delegated report suggests. The front elevation has a commanding front projecting gable end, and consequently the introduction of a subservient gabled roof to the rear would not be an alien feature to the dwelling. We therefore strongly disagree that the gabled rear extension would fail to harmonise with the parent building in this respect.

- 6.8 We also note that the adjacent property (148 Leek Road), which until 2020 was an entirely hipped roof property, has recently been extended at the rear by way of a wide, two storey extension that also has a gabled roof. That gabled roof will be clearly visible to the Planning Inspector at the time of the site inspection and extends off a dwelling that had an otherwise wholly hipped roof beforehand, whereas by contrast the appeal site already exhibits a part gabled roof.
- 6.9 On approach to the site, the side elevation of the dwelling will be visible, but will read as a subservient addition to the host dwelling, rather than dominating views within the streetscene. The Planning Inspector should also be aware that planning consent has already been granted to erect a two storey rear extension to the existing dwelling, occupying the same depth and footprint as the appeal proposal, but only differs in that it has a hipped roof (SMD/2024/383). An extract of the approved side elevation is shown in Figure 1 below:

Figure 1 – Extract of Approved Plans SMD/2024/0383



- 6.10 We respectfully submit that the appeal proposal will not have any greater impact on views along the Leek Road compared to that which has already been permitted under application SMD/2024/0383, as the resultant impact will only amount to a small extra section of roof (shown hatched in red in Figure 1). We therefore submit that the Local Authority's concerns in this regard to not warrant a refusal of permission.
- 6.11 Turning to the matter of fenestration, we submit that the proposed extension will not result in a form of development that is uncharacteristic of the existing property and the area generally. We once again refer back to the extant permission on the site for a two storey rear extension (SMD/2024/0383), which, with the exception of the glazing into the apex, is otherwise very similar in terms of its window proportions and overall extent of glazing to that which is proposed in this appeal. An extract of that approved rear elevation, sat alongside the proposed elevation, is shown in Figure 2 below.

Figure 2 – Extract of Approved Plans SMD/2024/0383



- 6.12 We submit that the addition of glazing into the apex would not give rise to any materially greater harm to the character and appearance of the existing dwelling than that which has already been granted planning permission, and that such a design feature would not be alien to the character and appearance of the surrounding area.
- 6.13 The extant planning permission on the site carries significant weight as a fallback position – the appellant having gone to the expense of applying for and securing consent for the works. Whilst their preference is for the scheme that is the subject of this appeal, the extant permission will otherwise be implemented.
- 6.14 We draw the Planning Inspector's attention in this regard to the Local Authority's approval of planning permission at 113 Leek Road, Cheadle for alterations and extensions to the dwelling (SMD/2013/0797). The application granted consent for front and rear projecting gabled extensions to what was originally a hipped roof bungalow, with the front projecting gabling being full glazed up into the apex - see extract of the approved plans in Figure 3.

Figure 3 – Extract of Approved Plans SMD/2013/0797 – 113 Leek Road



- 6.15 An image of the part constructed development is shown in Figure 4 below (the extension has since been rendered as per the approved plans). Full details of the approved scheme are enclosed as Appendices A – D at the back of this document.

Figure 4 – Image of 113 Leek Road Cheadle



- 6.16 In granting consent for those extensions, the Local Authority concluded in its delegated report that:

*“The front elevation will be **distinctly changed** by the addition of the forward facing two-storey gable and incorporation of wood panelled sections. In discussion with the applicant’s architect the glazing has been moderated in its impact in comparison with earlier refused schemes so that whilst still quite extensive, it is reduced by the insertion of non-glazed elements to the edge-most sections. The overall size and scale has also been greatly moderated so that the **top ridge height of the gable element is***

now lower than that of the main roof. Although different in character especially by the incorporation of the wood panelled sections the overall effect is a cohesive and attractive design"

(our emphasis)

- 6.17 The extension at 113 Leek Road is clearly visible from the public domain along the Leek Road and forms part of the established character and appearance of the surrounding area. The Planning Inspector is respectfully requested to view that site as part of the site inspection arrangements as the site lies only 135m to the west/north west on the opposite side of the Leek Road. That development has a far greater degree of prominence within the streetscene than that which is proposed in the appeal, yet was found to be acceptable, for the reasons set out above.
- 6.18 The proposed development by contrast is more discreetly positioned to the rear of the premises, away from principal views along the Leek Road. Any views of the development from the public domain will see the extension against the backdrop of the dwelling's taller roof behind, and in the context of the gabled roof of the neighbouring property adjacent. We submit that this impact will not be materially different or more harmful than what the Local Authority has already approved via application SMD/2024/0383.
- 6.19 We consequently do not agree with the Local Authority's conclusion that the proposed development will diminish the dominance of the host dwelling or compete with the gable on the principal elevation. We likewise contend that the extension will not have a harmful impact on the character and appearance of the area. The proposal is therefore held to meet the requirements of policies SS1 and DC1 of the Local Plan and guidance contained within the National Planning Policy Framework and Design Guide SPD.

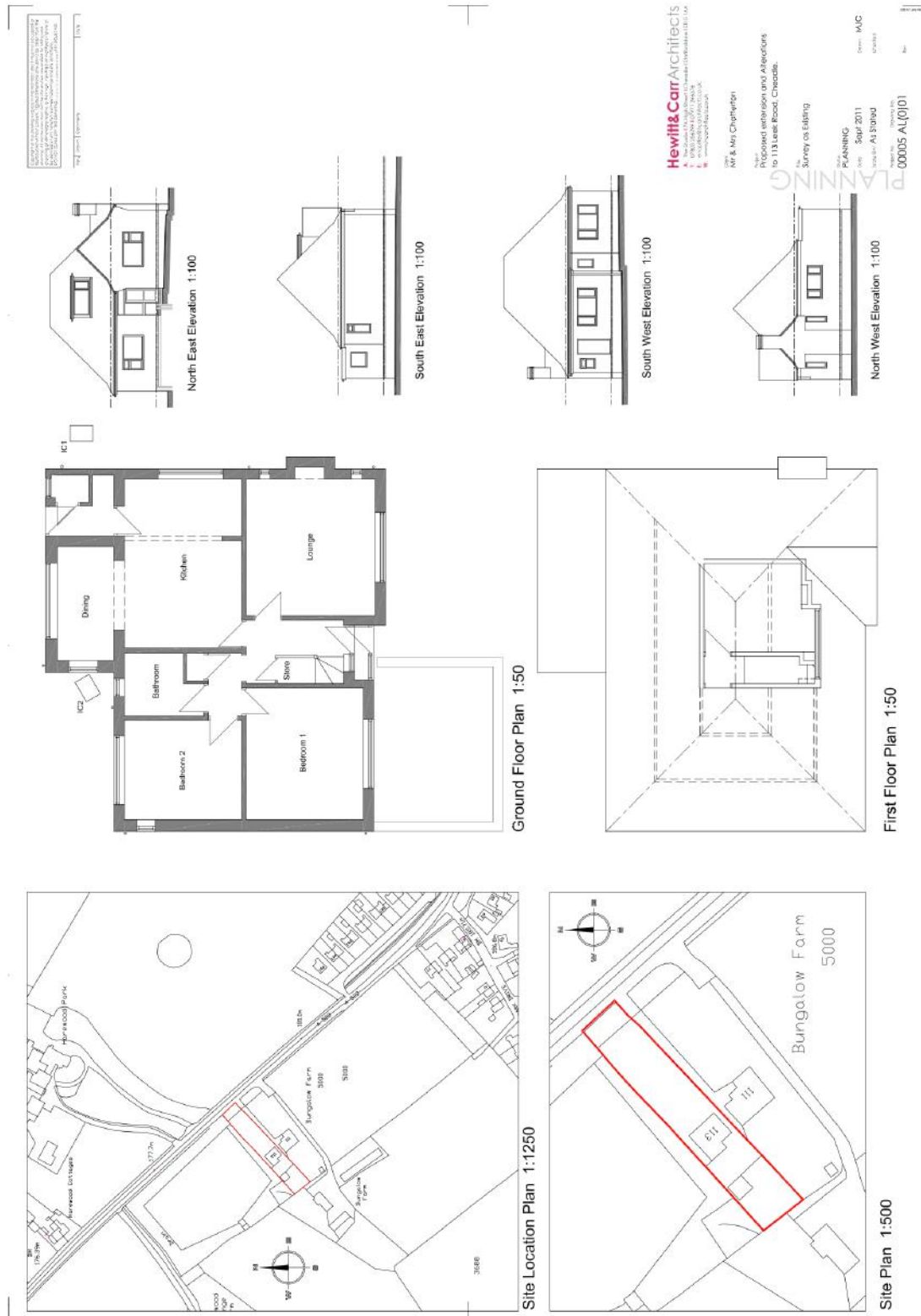
7 Conclusion

- 7.1 The proposed extension will be subservient to the host dwelling and is of a scale, design and appearance that is not dissimilar from the extant permission on the site, as approved under application SMD/2024/0383 (glazed gable aside). The development will not have a harmful impact on the character and appearance of the existing dwelling which already has a part hipped / part gabled roof, and will not serve to dominate the existing dwelling in views from the surrounding area.
- 7.2 The incorporation of glazing into the apex of the projecting gabled roof is a form of development that has been found to be acceptable elsewhere in the immediate vicinity, and on a much more visually conspicuous site, which now forms part of the established character of the area. In public views the proposed extension with glazed apex will not have a strident impact, being seen against the backdrop of the existing dwelling and alongside the wide two storey gable end of the neighbouring property adjacent.
- 7.3 We consequently conclude that the proposed development is in full accordance with the provisions of policies SS1 and DC1 of the Local Plan.
- 7.4 The Planning Inspector is therefore respectfully requested to allow the appeal and grant planning permission for the proposed extension.

APPENDIX A

Existing Plans – Application SMD/2014/0797

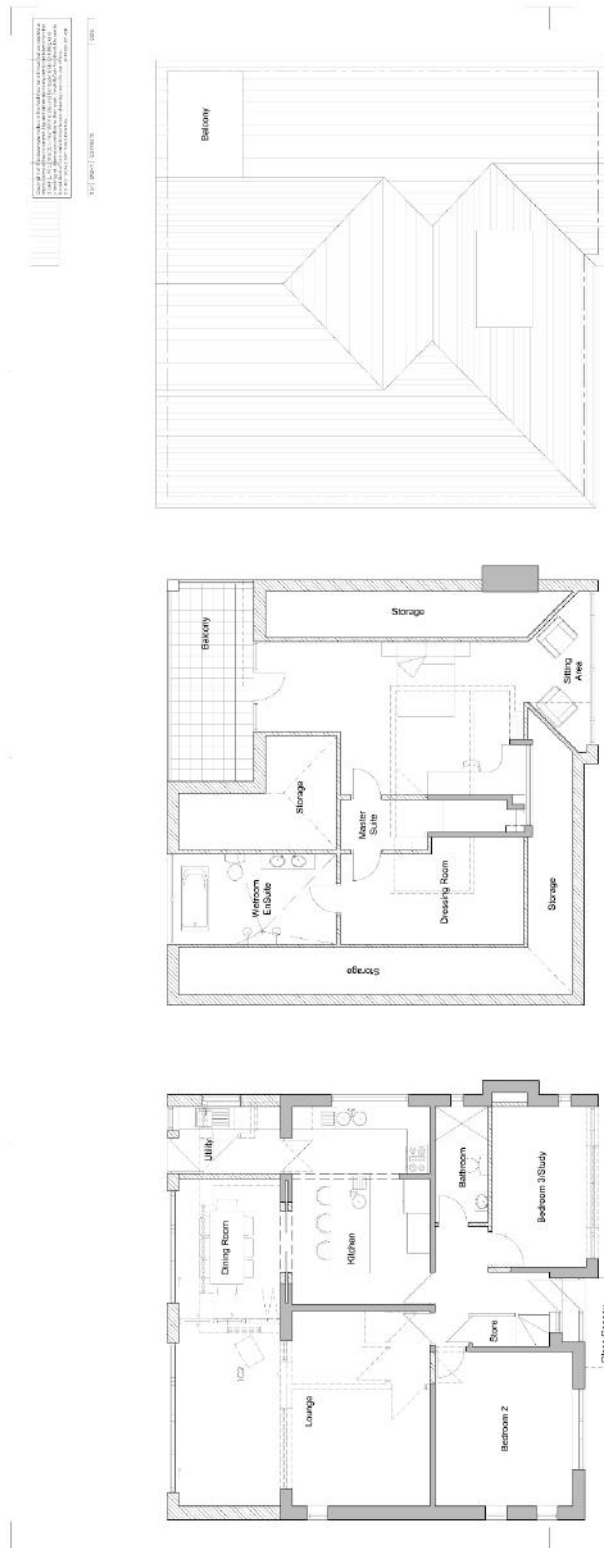
113 Leek Road, Cheadle



APPENDIX B

Approved Plans – Application SMD/2014/0797

113 Leek Road, Cheadle



Roof Plan 1:50

First Floor Plan 1:50

Ground Floor Plan 1:50



South East Elevation 1:100



South West Elevation 1:100



North West Elevation 1:100



North East Elevation 1:100

APPENDIX C

Decision Notice – Application SMD/2014/0797

113 Leek Road, Cheadle

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010**

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application No: 13/00597/FUL

To:
Mr and Mrs A Chatterton
c/o Miss Natalie Hewitt
The Studio
7A High Street
Cheadle
Stoke-on-Trent
Staffordshire Moorlands
ST10 1AA

Location of Development:
113 Leek Road, Cheadle, Staffordshire Moorlands ST10 2EF

Description of Development:
Two storey rear extension including balcony and new elevation treatments throughout.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in accordance with the submitted plans and specifications as follows: 00005 AL(0)01; 00005 AL(0)12 REV A

Reason: To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

3. The glazing to the roof light windows in the south east elevation shall be obscure glazed and non-opening and shall not be altered to clear or opening glazing without the prior approval in writing of the Local Planning Authority.

Reason: To protect privacy and neighbour amenity.

Informative

1. In determining this application for approval consideration has been given to the National Planning Policy Framework and to saved policies N2, N7, N8, B13 and H13 of the adopted Staffordshire Moorlands Local Plan. The proposed extension is judged to be of an interesting and acceptable design suitably proportionate to the existing property and its character. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene. As the application was considered acceptable as a result of significant negotiation following several refused schemes there was no need for any further negotiation or amendment, save for some minor plan corrections, as would otherwise be advocated within the National Planning Policy Framework paragraphs 186-187.

Signed on behalf of Staffordshire Moorlands District Council

APPENDIX D

Delegated Report – Application SMD/2014/0797

113 Leek Road, Cheadle

DELEGATED REPORT

FILE REFERENCE:	13/00597/FUL
MAIN ISSUES:	
Green Belt and Special Landscape Area, space about dwellings, street scene and neighbour amenity.	
PUBLICITY/REPRESENTATIONS:	
Parish Council - no objection Neighbour and site notice - no representations	
CASE OFFICER ASSESSMENT:	
The property is one of a pair of detached dormer bungalows, period unstated but probably dating from early mid 20th Century. The properties sit back in long garden plots at a very slightly elevated position some 40m from the main Leek Road (A522) running north out of Cheadle. The location is on the outskirts of the town within the Green Belt and Special Landscape Area some 100m beyond the development boundary and separated by farmed grassland. The location is fairly open to the road, particularly in its approach from the south. There are further scattered properties to the north east of the road a short distance north opposite the site. The site bounds with farmed grassland to the north side and a further domestic property in wooded grounds to the south west. The property is visible in approach along the main road from the north though these views are partially filtered by the roadside hedgerow which at present is more overgrown than that to the south. Being within the Green Belt, Staffordshire Moorlands Local Plan policy N2 (D), consistent with the National Planning Policy Framework (NPPF) allows for "limited extension, alteration or replacement of dwellings in accordance with [relevant to this application] policy H13". This allows for extensions where "modest in relation to the original dwelling and does not result in the identity of the original dwelling being lost". The policy also requires that the extension is well designed having regard to the scale, style and appearance of the original dwelling and uses appropriate materials. An explanatory note to Policy H13 states, "It is not considered appropriate to define a 'modest' or 'small' extension in terms of floor space or percentage increase as much will depend upon the unique relationship between the extension and original dwelling. Normally an extension of up to 30% would be regarded as 'modest'." The application is a third attempt following an earlier refused application reference 12/00615/FUL which was subject to appeal and dismissed and which was itself an amendment to an initial refused application 11/01062/FUL. The broad design and concept is similar but significantly reduced in overall volume and massing previously apparent in some elevations. Other than in the rear elevation, the roof slopes will match the existing and the central apex ridge will be no higher than the existing. A front facing dormer is retained. There are roof lights in the south east elevation which faces the side of the neighbouring detached property. These have previously been objected to by the neighbour out of concern about being overlooked. The Appeal Inspector did not expressly consider this point. However it is considered that these should be non-opening and obscure glazed to avoid any risk of amenity intrusion. The rear facing balcony is also considered acceptable in its relation to and potential to impact upon neighbours as was in fact accepted by the Appeal Inspector. The front elevation will be distinctly changed by the addition of the forward facing two-storey gable and incorporation of wood panelled sections. In discussion with the applicant's architect the glazing has been moderated in its impact in comparison with earlier refused schemes so that whilst still quite extensive it is reduced by the insertion of non-glazed elements to the edge-most sections. The overall size and scale has also been greatly moderated so that the top ridge height of the gable element is now lower than that of the main roof. Although different in character especially by the incorporation of the wood panelled sections the overall effect is a cohesive and attractive design. As noted by the Appeal Inspector the present property has limited or no special qualities so that the normal policy intent not to lose original character has limited merit in this case. Nevertheless, and again as a result of negotiation with the architect, the small chimney gable to the north west elevation is retained (in contrast to the refused schemes) which helps keep some links with the original property character. The proposal is considered therefore to present an acceptable modernisation.	
RECOMMENDATION:	APPROVE
Date 7 August 2013	 Signed _____ Mr Arne Swithenbank