

Grounds Of Appeal - Refusal of Planning Permission

Ref: SMD/2024/0209
Description: First floor side extension.
Location: 8 Southlowe Road, Werrington, Stoke-on-Trent, ST9 0HR.
Decision Date: 9th January 2025

This appeal is against the rejection of the householder planning application for a first floor side extension to 8 Southlowe Road, Werrington, by Staffordshire Moorlands District Council.

The reasons for the rejection are as follows:

1. *By virtue of its design and positioning on the property, the proposed side extension would detract from the amenity of neighbours at Number 2 The Oval by way of overbearing effect, overshadowing, and loss of sunlight. The increase in the mass of the dwelling on this elevation would create an overbearing and overshadowing feature in the immediate garden of neighbours, all to the detriment of residential amenity contrary to Staffordshire Moorlands Local Plan Policy SS1, and Policy DC1; the adopted Staffordshire Moorlands Design Guide and the NPPF.*
2. *The design of the proposed development is not in keeping with local design styles and would result in an incongruous addition to the host building which would be harmful to the street scene given its prominent corner location. The proposal is therefore contrary to the Staffordshire Moorlands Design Guide and Design Principals for Development SPD's, as well as Local Plan Policy DC1, and the NPPF.*

Objections

1) Neighbour Amenity:

The local planning authority have been very helpful by allowing the submission of various designs that have attempted to reduce the prominence, overbearing and overlooking of the proposed first floor structure.

The rejected design is considered by the applicant to achieve this objective because it steps in from the rear elevation and due to the orientation of the dwelling generally will have negligible impact on sunlight from the west; the affect of will be limited to late in the day.

The design has no windows on the rear elevation, therefore overlooking is also not an issue, and since the extension has been reduced significantly in scope from the original design, it is arguable whether it is overbearing.

2) Design Styles:

It is also arguable whether the design is out of context with the original dwelling. The extension will have matching brickwork and a small hipped roof that matches the original. The tile hanging to the front elevation is also a feature that could easily be an extension to the tile hung double storey bay window.

There are several extensions to properties in Southlowe Road that could be considered to be out of context, but they appear to be well established and do not impact negatively on the neighbouring properties

Despite the property having a corner position, the design of the extension does not raise any issues relating to its corner prominence nor detract from the area or its surrounding in general.

Conclusion

The applicant fully understood the reluctance of the local authority to grant permission based on the impact of the extension on their neighbours at no 2, The Oval. Therefore they have endeavoured to reduce the scope of the extension, to the benefit of their neighbour, whilst trying to achieve the additional bedroom that the family desperately requires.

The local authority have maintained throughout that any development in this location is generally prohibited, and despite the applicant understanding this to a certain extent they would like to have a second opinion on the matter, because they believe that the rejected design is not as harmful to the area, or their neighbours, as the local authority claims.

Appeal Documents

- 1) 8 Southlowe Rd_Cellarhead - Grounds of appeal
- 2) 8 Southlowe Rd_Cellarhead - Application form
- 3) 8 Southlowe Rd_Cellarhead - FF Extension 1555_A1_01_E
- 4) 8 Southlowe Rd_Cellarhead - Decision notice