



Appeal Decision

Site visit made on 16 July 2025

by Ian McHugh DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 07 August 2025

Appeal Ref: APP/B3438/D/25/3365214

33 Church Road, Brown Edge, Stoke-on-Trent, ST6 8RA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Paul Baskerville against the decision of Staffordshire Moorlands District Council.
 - The application Ref is SMD/2024/0485.
 - The development proposed is a rear extension, alterations and extension to existing garage and extension and alterations to the first floor.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The appeal proposal has three distinct elements. I note that planning permission for the proposed rear extension and the alterations and extension to the existing garage have previously been granted by the Council under reference SMD/2024/0098. Consequently, the focus for this appeal is the extension and alterations to the first floor of the property.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the streetscene.

Reasons

4. The appeal property is a detached dormer bungalow (with the dormer being on the rear), which is situated in a residential area of Brown Edge. Dwellings along this part of Church Road vary in terms of their age, scale, heights, and design. The appeal property sits between a two-storey dwelling at number 31 and the rear garden of a bungalow at number 23 Lingfield Avenue. When viewed from Church Road, the ridge height of the appeal property appears to be similar to the ridge height of number 31.
5. The proposal includes alterations and extension to create a two-storey dwelling with first-floor front and rear facing windows constructed at eaves level. The Council states that the increase in the height of the property would be harmful to the character and appearance of the area and would fail to “harmonise” with the streetscene.

6. The Council considers that the proposal would conflict with Policy DC1 of the adopted Staffordshire Moorlands Local Plan 2018 and with the provisions of its Supplementary Planning Document – Design Guide. Policy DC1 seeks to ensure, amongst other things, that new development is designed to reflect the site and its surroundings, including its scale and height. This accords with paragraph 135 of the National Planning Policy Framework 2024 (NPPF), which also requires new development to be sympathetic to local character and add to the overall quality of the area.
7. In reaching my decision, I have given weight to the appellant's supporting arguments in relation to improved thermal efficiency that would result from the proposal. I agree that energy efficiency is a matter on which the Government advises local authorities to give significant weight. However, that needs to be balanced against other considerations. I also note that there were differences of opinion between officers at the Council regarding the merits of the proposal. This is not uncommon.
8. Although there is a mix of dwelling heights in the locality, including dwellings on the opposite side of Church Lane, the appeal property currently sits comfortably against the neighbouring dwelling at number 31 and the rear of the bungalows on Lingfield Avenue. The proposed increased height and scale of the appeal property would appear as a discordant and visually disruptive element that would be at odds with the character and appearance of this part of the streetscene. Accordingly, the proposal would conflict with Policy DC1 and with the provisions of the NPPF, as referred to above.

Conclusion

9. For the reasons given above, it is concluded that the appeal be dismissed

Ian McHugh

INSPECTOR