

Planning Appeal Statement

Site Address: 16 Friars Close, Cheadle, ST101AT

Appellant: Zachary Hall

LPA Reference Number: SMD/2025/0353

Proposal: Detached garage on driveway

1. Introduction

This appeal is submitted against the decision of Staffordshire Moorlands District Council dated 26/09/2025 to refuse planning permission for a detached garage on the driveway at 16 Friars Close.

The refusal relates to concerns over design, prominence, and impact on character. The appellant respectfully submits that the proposal is proportionate, in keeping with both the host dwelling and the wider street, and should be granted permission.

2. Site and Proposal

The appeal site is a residential property within a varied streetscene. The proposal seeks permission for a single-storey detached garage, designed with a pitched roof and matching materials.

The garage would sit wholly within the property's curtilage, on the existing driveway. Its ridge height is significantly lower than that of the host dwelling, ensuring it remains subservient in scale and appearance. The structure is no taller than the existing boundary hedge, which already screens it from the street in part.

3. Response to Refusal Reasons

Council's Reason for Refusal

The Council considered that the garage would appear unduly prominent, over-dominant, and incongruous, contrary to Local Plan Policies SS7 and DC1, the SMDC Design Guide SPD, and the NPPF.

Appellant's Response

In keeping with dwelling: The garage has been designed to complement the host property, using a pitched roof and matching materials. Its form and finish harmonise with the existing dwelling.

Scale & Height: The garage is single-storey, lower than the ridge height of the house, and no taller than the front hedge. It is proportionate in size and clearly subordinate to the dwelling.

Parking & functionality: The garage does not reduce off-street parking. It is positioned on the driveway, which remains large enough to accommodate multiple vehicles. The development therefore has no impact on parking provision or highway safety.

Neighbour impact: No objections were raised by neighbours, indicating that the proposal is not seen as harmful. Unlike a previous application, the current scheme has generated no local concern.

Character & precedent: Several properties nearby, including No. 17, No. 19, and No. 4, have garages of similar prominence. In particular, No. 4 has a flat-roofed garage forward of the dwelling. The appeal proposal is consistent with these local precedents and does not introduce an “alien” form of development.

Flexibility offered: The appellant suggested to the case officer that the garage could be linked to the house to further integrate it, but was informed it would always be refused. This suggests that reasonable design alternatives were not properly considered.

4. Planning Policy Considerations

Local Plan Policies SS7 and DC1 seek high-quality design that respects local character. The proposal meets this by being subordinate in scale, matching in materials, and consistent with existing examples on the street.

NPPF (2023): Paragraphs 126–134 emphasise good design but also support sustainable domestic improvements. Refusing modest, proportionate development without significant harm is contrary to the NPPF’s balanced approach.

5. Planning Balance

The garage provides secure off-street parking and storage while having no impact on highway safety or neighbour amenity.

Any perceived visual impact is limited and mitigated by the low ridge height, its relationship to the hedge, and use of sympathetic materials. The presence of similar garages in the vicinity further reduces any sense of harm.

6. Conclusion

The proposed garage is a modest, proportionate structure that is lower than the dwelling, in keeping with the house, and consistent with the character of the street. It generates no parking, amenity, or highways concerns, and neighbours have not objected.

For these reasons, the appellant respectfully requests that the Inspector allows this appeal and grants planning permission.

