

Appeal 6002574

Submitted on 13 December 2025.

Before you start

Local planning authority	Staffordshire Moorlands
Appeal type	Full planning
Decision date	29 August 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	David Ward
Contact details	Karen Harper Added Value Architecture Ltd
What is your phone number?	+441260400150
What is the address of the appeal site?	51a Park Lane Kynpersley Biddulph Staffordshire ST8 7AS
What is the area of the appeal site?	805 m ²
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Will an inspector need to access your land or property?	Yes Appeal site is only visable from applicant's address. It is within their garden.
Are there any health and safety issues on the appeal site?	Yes Footings for approved dwelling poured and walls erected to DPC level. Trenches may not have been infilled prior to the inspectors visit.
What is the application reference number?	SMD/2025/0204

What date did you submit your application?	24 April 2025
Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Application for the variation of condition 2 in relation to SMD/2023/0379 to create a new dwelling within the current residential curtilage of number 51a Park Lane.
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	Yes
Enter the appeal reference number	3344763

Upload documents

Application form	Planning Appliacion Form.pdf (/document/82659f9d-e22b-4c4c-b3f8-f0265cb4d526)
Decision letter	SMD20250204 Decision Notice VoC.pdf (/document/8b957afe-20a5-4bf0-b600-4f3b80da81b0)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	230206_2025 APPEAL STATEMENT_Final.pdf (/document/c8b441a3-a7d2-4423-82f0-cfa2d9410270)
Do you need to apply for an award of appeal costs?	Yes
Application for an award of appeal costs	APPLICATION FOR A FULL AWARD OF COSTS_Final.pdf (/document/979e3172-f5bc-4ae0-b326-ca292fa7eaff)
Did you submit a design and access statement with your application?	No

Plans, drawings and supporting documents

[230206 PR 001 G.pdf \(/document/71f4586d-a602-4950-a5ad-06bd37a63d8c\)](#)
[230206 PR 004 B.pdf \(/document/3eff058e-9ebb-4765-b64c-192d751de9d4\)](#)
[230206 PR 002 C.pdf \(/document/aaf962d8-104b-4472-9f03-2f23583bafa8\)](#)
[230206 PR 004 D.pdf \(/document/79d5bec4-9541-498b-9c06-404a0065b3ac\)](#)
[230206 SK 007.pdf \(/document/c381b00d-f530-4106-b657-4b344cc00474\)](#)
[230206 PR 006.pdf \(/document/ede6c424-d0c5-4e18-bcc5-4c126371b7e8\)](#)
[230206 PR 002 B.pdf \(/document/2735b4a4-62c9-47f0-b926-5285c1a93863\)](#)
[230206 PR 003 B.pdf \(/document/00de005a-ad38-4d20-8f0a-59de047f4cd4\)](#)
[230206 PR 005 B.pdf \(/document/3991f385-9e7a-4bd9-840f-62a4158250c0\)](#)
[230206 PR 004 C.pdf \(/document/08f88af6-a666-46bb-b728-7055a66c0cfc\)](#)
[230206 PR 001 F.pdf \(/document/67c3510c-fe09-450c-956d-74fa081734c1\)](#)
[230206 PR 005 A.pdf \(/document/dc67ca17-29ad-4190-a2e4-8a8b184e444a\)](#)
[230206 PR 003 D.pdf \(/document/48d1b96a-bd55-4539-a68e-ab1265325f88\)](#)
[230206 PR 002 D.pdf \(/document/f8832703-0351-4d9a-af1a-b2c3a7206fbd\)](#)
[230206 PR 003 C.pdf \(/document/4e1b95cc-9c7f-45df-b8af-b5b1a2951c49\)](#)
[230206 PR 001 E.pdf \(/document/33514e7c-8dfa-43b3-8d4d-b7076602fc36\)](#)
[230206 SK 009.pdf \(/document/eb4a590b-87d9-4897-9989-f6d69120d36a\)](#)
[230206 PR 006 A.pdf \(/document/cbdb0b65-c848-4f31-9313-fa7e3dac41ca\)](#)

Do you have any new plans or drawings that support your appeal?

Yes

New plans or drawings

[230206 SK 009.pdf \(/document/361a4239-371d-4c4d-90d8-3bd3712f0726\)](#)
[230206 PR 001 H.pdf \(/document/9eaa75b6-7b91-4809-abcb-7f4730f23ef2\)](#)
[230206 PR 002 E.pdf \(/document/a1e885ee-6189-4f7a-9639-87bcf0e5d183\)](#)
[230206 PR 004 E.pdf \(/document/24a2ae27-53c2-4233-b206-88ea285d3961\)](#)
[230206 PR 003 E.pdf \(/document/30440a90-ad6a-4eb8-9817-a804a0122762\)](#)

Do you have any other new documents that support your appeal?

Yes

Other new supporting documents

[230206 PR 003 A Approved Fallback.pdf \(/document/65307797-a496-498d-be24-1e58ee5920f3\)](#)

[230206 PR 004 A Approved Fallback.pdf](#)
(/document/c08b88cd-823b-4967-a95a-21066ad334bf)
[Established garden planting to be retained.JPG](#)
(/document/793bf8e6-9ad5-42bf-9590-33d3965ef891)
[230206 PR 005 Approved Fallback.pdf](#)
(/document/b48fbde6-f285-428e-b9ba-4cffba4dd114)
[Gravel driveway to be retained at front and side of 51a - silent asphalt to rear.jpg](#)
(/document/cdc06034-d2a9-45cc-9325-5655150d96bf)
[Bathroom window facing apex of Appeal Scheme.JPG](#) (/document/79f91f2d-c9be-4b11-a76b-625b605824b1)
[New driveway implimented.jpg](#)
(/document/d5d5f55b-258a-4fc8-87aa-74140aa228b9)
[230206 PR 002 A Approved Fallback.pdf](#)
(/document/46717e62-4db1-444a-b066-76b8d393c3f0)
[Render](#)
[Spec GPID 1000135438 TECH 00.pdf](#)
(/document/5ec32c3b-29ae-4ed6-8ba8-77768a5bcc6f)
[Roof Spec Options Marley Product Catalogue Modern or Smooth Grey Plain Tiles.pdf](#) (/document/fa5d2e03-fa6a-42bd-b7ed-8778a8634034)
[Appendix B - Drawing Register.pdf](#)
(/document/ae1d42f1-facd-4273-8c34-8ec71e759f87)
[Roof Spec Options Marley Edgemere Brochure.pdf](#) (/document/7017189b-9d1e-47eb-ae88-8f9980a1511c)
[230206 PR 001 B Approved Fallback.pdf](#)
(/document/acdb1f38-a4fd-4886-8511-a2de63d0edc0)
[Decision Notice Approved Fallback.pdf](#)
(/document/78fc1356-0438-4302-ba96-cbb9bcd21a59)
[Appendix A - Email Chain.pdf](#)
(/document/6042249f-cb73-4a48-837d-f997d800609d)
