



Appeal Decision

Site visit made on 11 May 2026

by **A Hartley, LLB (Hons), Solicitor, MBA**

an Inspector appointed by the Secretary of State

Decision date: 12 June 2026

Appeal Ref: 6007147

5 Hall Close, Cheadle, Staffordshire ST10 1GB

- 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 Liam Wildish against the decision of Staffordshire Moorlands District Council.
 - The application Ref is SMD/2025/0384.
 - The development is described on the planning application form as a 'Proposed single-storey flat roof rear extension to form dining room.'
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property is a two-storey detached dwelling, finished in red facing brickwork and part cream rendered, with pitched roof. It is within a modern housing estate that includes houses of similar design and finishes. It is on a corner plot. Whilst the driveway and detached garage face Hall Close, the front elevation of the appeal dwelling faces a cul-de-sac off Hall Close. At the opposite side of the cul-de-sac is a property of almost identical design and materials to the appeal property. Both properties have timber fencing enclosing their side gardens, that protrude forward of the building line along the cul-de-sac.
4. The development would introduce a single storey, cream rendered extension with flat roof, to the side of the elevation that faces the cul-de-sac. It would remove the fencing and be close to the footpath.
5. Whilst the proposed development would sit below the eaves height of the host dwelling, it would protrude forward of the main elevation, close to the road. This would make it prominent when viewed from either Hall Close or the cul-de-sac, even when seen with the backdrop of built development behind at Cecily Terrace.
6. It is acknowledged that the existing fence protrudes forward of the main elevation, mirroring the position of the fence opposite. However, due to the height and mass of the proposed development, and its more solid appearance, the proposal would have a dominant presence in the street scene. It would thus fail to appear

subordinate to the host dwelling or be set back from the existing building line, conflicting with the advice of the Staffordshire Moorlands Design Guide (2018).

7. The surrounding area has a mix of traditional house types and new estate dwellings. Characteristically, many dwellings have pitched roofs. No examples of flat roofs in the immediate surrounding area have been drawn to my attention. As such, the proposed flat roof design is not a characteristic of the area and so this element of the proposal would also appear incongruous in the street scene.
8. Cream render is a finish used regularly within the new housing estate. However, due to the flat roof design and forward position of the proposed extension, the extent of rendered finish would further increase the prominence of the addition. The proposed alternative use of red brick facing would not overcome the harm that would be caused by the inappropriate design and unduly dominant position of the extension.
9. Consequently, the appeal proposal would not respond positively to the scale and form of surrounding development within its immediate context. It would therefore harm the identified character and appearance of the area contrary to Policy DC1 of the Staffordshire Moorlands Local Plan (2020), which seeks well designed development that reinforces local distinctiveness.

Other Matters

10. It is acknowledged that the property is not within the setting of a listed building or in a Conservation Area. Nevertheless, development plan policies relating to character and appearance remain applicable.

Conclusion

11. The proposed development would conflict with the development plan when read as a whole. Therefore, for the reasons given, I conclude that the appeal should be dismissed.

A Hartley

INSPECTOR