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12 Robin Hill
Biddulph Moor
Staffordshire
ST8 7NN

Mr and Mrs Douglas
75 Rudyard Road
Biddulph Moor
Staffordshire
ST8 7JW

Application no: SMD/2026/0178

Determined on: 03/07/2026

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

REFUSAL OF PLANNING PERMISSION

Location of Development:

75, Rudyard Road, Biddulph Moor, Staffordshire, ST8 7JW

Description of Development:

First floor extension to bedroom with alterations to existing roof, proposed balcony and alterations to external wall finishes

Staffordshire Moorlands District Council in pursuance of powers under the above-mentioned Act hereby **REFUSE** to permit the development described above and shown in revised plans submitted on the 29th June 2026 ref: P411 - 210 PP01 B, P411 - 211 PP02 B, P411 - 212 PP03 B, P411 - 213 PP04 B, and P411 - 214 LP01, for the reason(s) specified below:-

1. The proposal is for inappropriate development in the Green Belt that would be harmful to the Green Belt by definition. The development would not be provided for by the exceptions at Chapter 13 of the NPPF, specifically because the proposed extensions would result in a disproportionate size increase over and above the size of the original building. There would be notable harm to the Green Belt by adverse impact on the spatial and visual aspects of openness. Substantial weight is attached to that harm. There is no evidence to demonstrate that other considerations, amounting to 'very special circumstances', clearly outweigh that harm and the other harms that would result from the development. In these regards, the proposal conflicts with SMDC Local Plan policy SS10 and the terms of the NPPF.

2. There would also be harm to the character and appearance of the host dwelling and that of the area through development that, by reason of its size, form, siting and use of facing material, would poorly relate to the existing host dwelling. The proposed side extension would fail to respect and be subordinate to the form and character of the original building and, with the broadening of the existing side extension at first floor, it would result in an overly dominant addition that would appear disproportionate, prominent, and exposed to public roadside vantage points. Moreover, at the rear, the introduction of a cantilevered balcony with an 1800mm high opaque glass screen on its flanking side, would result in an odd form of

development that would appear intrusive and relate poorly to the building form of the original dwelling. In these regards, the proposal conflicts with SMDC Local Plan policies SS10, and DC1; Biddulph Neighbourhood Plan policy DES1; the SMDC Design SPG and SPD; and the terms of the NPPF.

3. The external balcony area would provide an overt height vantage over the garden at the adjacent property at 77 Rudyard Road that would project beyond the existing rear elevation. Despite the introduction of an opaque glass panel to the side of the balcony and the reduction its depth, residents stood on, or using, the external balcony would be suspended beyond the edge of the building and loom above an area of garden at the neighbour's property. The impact would, to the neighbour, feel and appear intrusive and result in a perception that they are overlooked from close quarters. The development, therefore, would, in these regards, have an unacceptable impact on the neighbour's amenity and their enjoyment of the outdoor space. There is conflict with policy DC1 of the SMDC Local Plan and the NPPF in these regards.

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principal concerns and thus no amendments to the application were requested.

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
1. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
2. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
4. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
5. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.