



Appeal Decision

Site visit made on 22 June 2026 by Kim Vo MPLAN

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 July 2026

Appeal Ref: 6008947

16 Jubilee Close, Biddulph, Staffordshire ST8 6HQ

- 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. D Hutchings against the decision of Staffordshire Moorlands District Council.
 - The application Ref is SMD/2026/0055.
 - The development proposed is for a proposed two storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a proposed two storey side extension at 16 Jubilee Close, Biddulph, Staffordshire ST8 6HQ in accordance with the terms of the application, Ref SMD/2026/0055, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan and JPK/26/5389/4 – Revision C.

Appeal Procedure and Preliminary Matter

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal. In addition, revised drawings were submitted during the life of the planning application. The Council's decision was based on them. I have made my recommendation on the same.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area.

Reasons for the Recommendation

4. The appeal site comprises a semi-detached two storey, red brick dwelling located on a prominent corner plot within a cul-de-sac. It occupies a lower ground level, resulting in a sunken appearance when viewed from the public footpath and highway. The surrounding area is predominantly characterised by red brickwork. However, an adjacent single storey building features dark brick and nearby terraces have upper elevations finished in a white or cream render. Side extensions in the

wider area also have contrasting materials such as white and black cladding. The local material palette therefore has some variety.

5. The proposed extension would be finished in black render, creating a contrast with the red brick exterior of the host dwelling and surrounding properties. However, the appeal property already incorporates dark detailing through the existing black rendered front porch, black framed windows, a black front and side boundary wall, and a black painted timber outbuilding. Moreover, given the property's sunken position and the proposed extension's subordinate appearance, its finish would not appear dominating from the street scene and would be partially obscured by the existing boundary treatment. It would also not appear discordant or incongruous due to the presence of other materials seen in the wider area.
6. There is some doubt as to whether the aforementioned porch is lawful. However, even in its absence, the use of the dark exterior to the extension would not be harmful. Consequently, the proposal would not result in harm to the host dwelling and surrounding area and would comply with Policy DC1 of the Staffordshire Moorlands Local Plan 2020, the Staffordshire Moorlands Design Guide 2018 SPD and the National Planning Policy Framework. Together and amongst other things, these policies and guidance seek for all development to be well designed and reinforce local distinctiveness, with new materials to respect the building and its setting.

Conditions

7. To provide certainty and for enforcement purposes, I have set out the usual timescale for commencement and identified the approved plans. The materials are shown thereon and are acceptable. There is therefore no need for a further condition. The Highway Authority has suggested a condition requiring the parking area shown on the plans to be retained and kept unobstructed. However, such a condition is unnecessary. The proposed development would not impact this space, and it is already in use for parking.

Conclusion and Recommendation

8. I recommend that the appeal should be allowed given it would comply with the development plan and there is nothing compelling to suggest a decision other than in accordance therewith.

Kim Vo

APPEAL PLANNING OFFICER

Inspector's Decision

9. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed, and planning permission is granted subject to the above conditions.

John Morrison

INSPECTOR