

DELEGATED DECISION REPORT

SMD/2025/0005
Valid 03/01/2024

39 BADGERS HOLLOW
CHECKLEY

PROPOSED SINGLE STOREY
SIDE / FRONT EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Checkley ward. The site is not located within the Development Boundary, instead it is on countryside land. Three direct neighbours adjoin the site; No. 41 Badgers Hollow is located to the North, No. 37 Badgers Hollow is situated to the South-East and No. 47 Badgers Hollow sits to the West. The site is blanketed by open countryside land to the South. The Badgers Hollow highway runs adjacent to the site to the North-East.

PROPOSAL

The proposed development comprises a proposed single storey extension, located on the side / principal elevation of the dwelling. The extension would have a depth of approximately 3.00 metres and would have a width of 3.46 metres. It would have a maximum height of approximately 3.00 metres (to the top of the roof lantern) and an eaves height of 2.48 metres. The proposed extension would be constructed from materials to match those used in the construction of the host dwellinghouse, including brick and grey single ply membrane.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles

1a Presumption in Favour of Sustainable Development

SS2 Settlement Hierarchy

SS9 Smaller Villages Area Strategy

SS10 Other Rural Areas Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport

Checkley Parish Neighbourhood Development Plan 2021 TO 2035

DES1: Design

National Planning Policy Framework

Paragraph(s) 1 – 14

Section(s) 4 – Decision making, 12 – Achieving well designed places, 13 – Protecting Greenbelt Land

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1979/0160 – Use of land as service garage, petrol station, sale of commercial vehicles, car parts, vehicle bodies, storage and distribution. Refused.

SMD/1979/1350 – Sale of commercial vehicles with display areas, car and vehicle parking facilities. Refused.

SMD/1979/1351 – Storage, warehousing and distribution. Approved.

SMD/1979/1352 – Storage supply and distribution of industrial supplies. Approved.

SMD/1982/0795 – Proposed change of use of land for temporary office compound. Approved.

SMD/1983/0493 – Residential development. Closed.

SMD/1986/0611 – Proposed housing development. Approved.

SMD/2015/0069 – Detached garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 14/02/2025

Neighbour consultation period ends: 30/01/2025

Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Checkley Parish Council (CPC) are of the opinion that the proposal appears to be sound provided it is in keeping with neighbouring property and there are no local objections and it conforms with planning policies as defined in the Checkley Parish Neighbourhood Development Plan and the Staffordshire Moorlands District Council Core Strategy and the National Planning Policy Framework.

However the Application is lacking sufficient information to make a definitive decision and the Applicant should be requested to provide the following required information.

A design and access statement detailing the design, choice of materials and general appearance and layout of the building.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A more limited focus on future growth is to be directed to smaller villages, including the rural area of Checkley. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

The application site is located in the Open Countryside whereby Policy SS10 of the Local Plan (2020) is applicable. Policy SS10 states that these rural areas will provide only for development that has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. Domestic extensions will be allowed provided that the area appropriate is scale and design and will not have a detrimental impact on the original dwelling and character of the surrounding rural area.

Part (3) of policy SS10 seeks to protect the quality and character of the area and requires all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape.

Accordingly the general principle is considered acceptable subject to considerations of design and impact on the character of the rural area and residential amenity.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. Policy DES1 of the CNP sets out that development must be well designed and complement the surrounding townscape in terms of scale, height, massing and spacing. The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The proposed extension would be single storey and is therefore considered to be subordinate to the existing dwelling.

The proposed extension would have a flat roof. Although flat roof extensions are generally discouraged in the adopted Staffordshire Moorlands Design Guide SPD, it is considered that the extension would not form a prominent addition in the area and when viewed from the street scene. However, due to the orientation of the dwelling to the highway, the flat roof extension would barely be visible at all from the public domain. The extension would only be visible through an existing small gap between the dwelling and the detached garage, appearing to enclose this gap. The main dwelling and garage would continue to be read as the dominant features at the site, due to the lower height of the flat roof extension when viewed against the pitched roofs of the aforementioned. On balance, although the proposed extension would conflict with the Design Guide SPD in terms of its flat roof, its' lack of visibility from the wider public domain would not result in a visually harmful addition to the dwelling.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Brick and grey single ply membrane would be used in the construction of the proposed extension. Thus, the proposed materials would match the existing materials and harmonise with the host dwelling, not detracting from the character of the host dwelling.

The proposal, by virtue of its size, scale and siting would maintain the character of the existing dwelling and wider rural area. The proposal would therefore accord with the provisions of local plan policy DC1, policy DES1 of the CNP and section 12 of the NPPF in this regard.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character

and amenity.

The application site is bound by No. 41 Badgers Hollow to the North, No. 37 Badgers Hollow is situated to the South-East and No. 47 Badgers Hollow sits to the West. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides and rear of the site. Notably, the dwellings amongst the street scene sit within spacious curtilage plots, giving more scope for development which would not impact neighbour amenity.

The proposed extension would be on the South facing side elevation of the dwellinghouse. As the neighbouring dwelling at No. 41 Badgers Hollow is positioned North of the site, the proposed extension would be tucked away out of sight from this neighbour. Thus, it is clear that no shadowing or overbearing impact would occur over No. 41 as a result of the proposed extension.

A previously approved detached garage outbuilding at the site would sit between the proposed single storey extension and the neighbouring dwelling at No. 37 Badgers Hollow. As the proposed extension would have a lesser height than the detached garage, it is clear that the extension would be predominantly tucked away behind the outbuilding. Therefore, it is viewed that the siting of the existing outbuilding would mitigate any impact caused by the proposed extension on the neighbours at No. 37.

An existing outrigger of a lower height than the host bungalow is located on the Southern side elevation of the bungalow, which the proposed extension would adjoin. The proposed extension would be tucked behind the existing outrigger on this side elevation, meaning that it would not be visible to the neighbours at No. 47 Badgers Hollow at all. Therefore, it is clear that the light amenity of the neighbours at No. 47 would not be detrimentally impacted by the proposed extension.

There would be no new fenestration on any of the elevations of the extension which would face towards the neighbours at No. 41 Badgers Hollow, No. 37 Badgers Hollow or No. 47 Badgers Hollow. Therefore, the privacy amenity of these neighbours would not be impacted as a result of the proposed extension.

Highway Safety

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Additionally, the spaces for off-street parking on the driveway to the front of the dwelling would not be compromised, in compliance with Policy T1.

Thus, the proposed extension would have no impact on highway safety, in

accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having minimal effect upon the character of the host dwelling, wider area, neighbour amenity and no overall impact on highway safety, it is deemed acceptable under planning policy. Although flat roof extensions are generally not considered acceptable in line with the Staffordshire Moorlands Design Guide SPD, the Council are willing to accept a flat roof in this instance, due to its lack of visibility from the wider public domain. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 27/02/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council