

## DELEGATED DECISION REPORT

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**SMD/2025/0033**  
**Valid 17/01/2025**

**20 NEW AVENUE**  
**DRAYCOTT IN THE MOORS**

**PROPOSED BEDROOM**  
**EXTENSION TO REAR**  
  
**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Coal
- Trees

### DESCRIPTION OF SITE

Number 20 New Avenue is a semi-detached, hipped roof bungalow positioned within a generously sized, wedge-shaped plot of land at the end of the New Avenue cul-de-sac. The dwelling is constructed mainly from red brick and tiles however the rear wall is finished with a pebble-dashed type of render. The bungalow has previously benefitted from a side and rear corner extension. At the side of the property there is a detached garage and a large driveway providing off-road parking and turning space. Boundaries are marked by planting and timber fencing. There is a good sized garden and patio area at the rear of the dwelling. The dwelling forms part of a well-established residential area and is surrounded by properties of differing sizes and designs.

For the purposes of planning policy consideration the application site is located within the Green Belt and a low-risk coal development area.

### PROPOSAL

This is a Householder planning application for a single-storey rear extension at 20 New Avenue, Draycott in the Moors. A flat roof bedroom extension at the back of the bungalow which would link to the original rear wall of the bungalow and the side of the existing bedroom extension. The new bedroom would be accessed via a dressing room by removal of the window and its replacement with a door. The plan informs that the extension will be constructed in matching, facing brickwork and a sun-pipe would be inserted to allow light into the dressing room. The proposal would result in the bungalow becoming a two bedroom property.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffordshire Moorlands Local Plan

|      |                                 |
|------|---------------------------------|
| SS1  | Development Principles          |
| SS9  | Smaller Villages Areas Strategy |
| SS10 | Other Rural Areas Strategy      |
| DC1  | Design Considerations           |

NE2                Trees, Woodlands and Hedgerows  
T1                 Development and Sustainable Transport  
Appendix 2      Parking Guidance

#### Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

#### Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

#### National Planning Policy Framework

Including sections:

- 2        Achieving sustainable development
- 6        Building a strong, competitive economy
- 9        Promoting sustainable transport
- 12       Achieving well-designed places
- 13       Protecting Green Belt land
- 15       Conserving and enhancing the natural environment

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

|                |                                                                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HNT/2024/0010  | Application to determine if prior approval is required for a proposed single storey rear extension measuring 5.99m beyond the rear wall of the original dwelling, 4m maximum height and height to eaves 2.65m. Approved. |
| SMD/2024/0342  | Proposed bedroom extension to rear. Withdrawn.                                                                                                                                                                           |
| 10/00229/FUL   | Single storey rear extension. Approved.                                                                                                                                                                                  |
| 80/08111/OLDDC | Erection of garage. Approved.                                                                                                                                                                                            |
| 79/06923/OLDDC | Erection of garage. Approved                                                                                                                                                                                             |

### **CONSULTATIONS**

#### Publicity

Site Notice. Expired.  
Neighbour consultation period. Expired.

#### Public Comments

No representations received during the statutory consultation period.

### Checkley Parish Council

Checkley Parish Council (CPC) acknowledge that the Applicant is applying for Full Householder Planning Application for Proposed bedroom extension to rear and are satisfied that the Applicant has provided all necessary information including a design and access statement to support this Application. 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.

### Severn Trent Water

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

100mm to 225mm diameter sewers – 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.

300mm to 999mm diameter sewers – 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.

Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).

Further information about the transfer, along with guidance to determine whether they're served by a public sewer can be found on our website: <https://www.stwater.co.uk/my-supply/waste-water/looking-after-yoursewers/sewer-pipe-responsibility/>

If your client believes they're served by an unmapped public sewer, please advise them to contact us for further guidance on this matter ([building.over@severntrent.co.uk](mailto:building.over@severntrent.co.uk) – Tel: 0345 266 7930).

### Staffordshire County Council Highways

*Recommendation Summary:* Acceptance

*Site Visit Conducted on:* 29-Jul-2024

### *Personal Injury Collisions;*

Current records show that there were no Personal Injury Collisions on New Avenue within 43m of the property from 30/12/2019 and 29/12/2022.

### *Background*

The property is located on New Avenue (Road No. D1206), a cul-de-sac serving residential properties, it is subject to a speed limit of 30 mph and has streetlights and a footway.

### *Previous Applications*

SMD/2024/0342 - Proposed bedroom extension to rear – Acceptable to the Highway Authority  
- Application withdrawn

### *Description of Proposal*

Proposed bedroom extension to rear.

### *Comment*

The proposal is to construct a single storey extension to the rear elevation of the property to provide a 2nd bedroom. The property will increase from 1 to 2 bedrooms. Staffordshire Moorlands Parking Standards state:

- Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

DRG No. JPK/24/5227/OS shows parking for 3 vehicles and meets with the Parking Standards. The proposal will not have a detrimental impact the highway, I therefore have no objection (SMD/2025/0033).

#### Trees (SMDC)

No representations received within the statutory consultation period.

### **OFFICER COMMENTS**

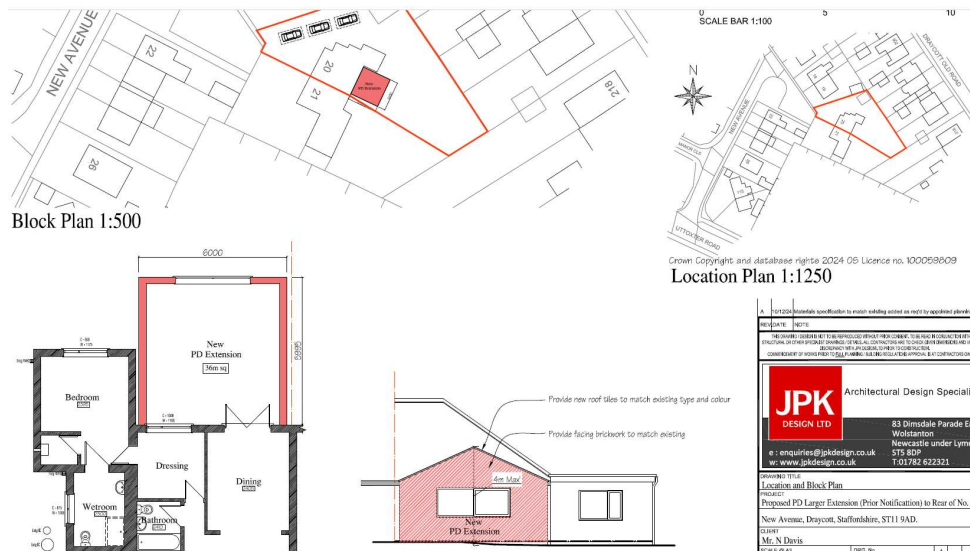
#### Principle of development, design and visual impact

The application site is located within the Green Belt. National Planning Policy states that Local Planning Authorities should regard the construction of new buildings as inappropriate development unless the proposal falls within one of the listed exceptions. One of the exceptions is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.' Local Plan policy SS9 supports a range of proposals in principle, lending some support to housing development. Local Plan policy SS10 also supports domestic extension development within rural areas, stating that there is allowance for 'extensions or additional domestic outbuildings' to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.' Local Plan policy DC1 seeks good design which respects its site and surroundings by taking into account matters including scale, siting character and appearance.

It is understood that the porch, wet room and bedroom are all extensions to the original building due to their flat roof designs and the way in which they relate to the dwelling. It is recognised that pitched roofs are generally considered to be better in design/visual appearance terms however, in this instance the proposed flat roof is simply replicating an existing roof style and is not competing with the principal elevation or main features of the property. The proposed use of matching brickwork is welcomed.

Based on the submitted plans it is calculated that the footprint of the dwelling has already been extended with an increase of approximately 51% upon the original footprint. The proposed extension would see the footprint percentage increase rise to approximately 82%. In this respect the proposal does not comply with the NPPF limitations of 'disproportionate additions over and above the size of the original building.' Whilst the proposed extension would have a subordinate relationship with the original dwelling in terms of its roof height, the same cannot be said for the footprint.

The above Green Belt concerns were raised at the time of considering application reference SMD/2024/0342. The applicant withdrew the application before the refusal decision was issued and decided to submit a Larger Homes Notification application to demonstrate a valid fallback position. Below is the scheme approved under application HNT/2024/0010. The application was approved on 16<sup>th</sup> December 2024 and is therefore extant.



The fall-back scheme of HNT/2024/0010 would give the occupants much more living space than the current proposal, however from a planning perspective, the HNT scheme would have a significant adverse impact upon the neighbour's amenity both in terms of being overbearing upon rear windows, and a significantly sized structure so close to the boundary which would overshadow and be overbearing upon the rear garden space. The existence of the HNT approval is a significant, material, planning consideration, which could be classed as a very special circumstance.

### Neighbour amenity

The application property is a semi-detached bungalow, therefore there are principal windows at the rear of the neighbour's property (number 21 New Avenue) which need to be considered. The two dwellings are divided by a timber fence and there are clear views from each property into the others rear garden/patio areas. The proposed extension will be seen from within number 21's grounds and through rear windows. The proposed extension does not sit upon the boundary. It appears that there would be some breach of the 45 degree horizontal angle taken from the nearest neighbour window but the extension is not on the boundary, there is a good separation distance between the rear of the neighbour's property and the proposed addition. The 45 degree measurement is generally used to determine the acceptability or otherwise of development close to/adjacent to a boundary. It is noted that the HNT application quite clearly breached the 45 degree line, and could be built at anytime, causing harm to the amenities of the adjoining neighbour. Therefore this reduced scheme whilst breaching the 45 degree line, is a significant improvement when compared to the HNT plans. It is recommended that in the event of the application being approved, a condition is added to prevent any additional window and/or door openings being formed within the side (southern facing) elevation facing towards the shared boundary. This will ensure no unacceptable overlooking relationship.

There are no issues relating to any other surrounding dwelling as this is a wedge shaped application site with good separation distances between neighbour's to the north and east. No neighbour representations have been received.

### Highways

The application does not include any alterations to the existing access or parking and turning areas. The works would provide a second bedroom. Adopted Local Plan parking standards

require properties with up to three bedrooms to be provided with space for the parking of two off-road vehicles, the application site currently provides sufficient parking. The County Highways officer has also confirmed there are no objections to the application.

#### Coal

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

#### Trees

No comments have been received directly in response to the current application (SMD/2025/0033). It is noted however that the plans being considered are identical to those which were submitted under SMD/2024/0342 (withdrawn due to Green Belt objections). Comments from the council's Arboricultural officer confirmed no objections to the proposal and a condition was recommended. It is therefore reasonable to conclude that there are no tree related objections to this scheme, and the previously suggested condition is still relevant.

The Arboricultural officer's comments are as follows;

*I have no concerns with or objections to this application. Back garden trees are not significant to the wider area. No stem diameter sizes are given for the noted trees, so the radii of the Root Protection Areas (normally 12 x stem diameter) will somewhat need to be taken on trust but as shown they seem very plausible for the type/small size of trees in question. On that basis, development would be fully outside RPAs and should have no adverse impact on the trees.*

*Proposed tree protection measures (fence specification, and position in relation to RPAs shown) are appropriate and acceptable. Please include the following condition in the event that planning permission is granted:*

- 1. The first action on commencement of development, prior to any further action (including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, and as set out on the JPK Design Ltd Tree Protection Plan, Drg. No. JPK/24/5227/3 submitted in support of the application hereby approved, and these barriers and notices shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.*

## **CONCLUSION / PLANNING BALANCE**

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

**OFFICER RECOMMENDATION :** Approve subject to conditions.

**Case Officer:** Lisa Jackson

**Recommendation Date:** 11.03.2025.

X 

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Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**