DELEGATED DECISION REPORT

SMD/2025/0130 **Valid 14/03/2025**	**140 HIGH LANE** **BROWN EDGE**	**SINGLE STORY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a semi-detached brick and tile dwellinghouse and its associated curtilage, situated in the Brown Edge and Endon Ward. The site is also within the Brown Edge development boundary. The proposed site is surrounded by neighbouring dwellings on High Lane and Leonard Drive. Oaklyn, No. 142 High Lane is situated to the North-East of the site and No. 138 High Lane is located to the South-West. The rear curtilage of the site adjoins the rear curtilages of No. 13 and No. 14 Leonard Drive to the South-East. The High Lane highway runs adjacent to the proposed site on the North-West.

It is noted that a number of properties within the street have been extended, however, the established character of the street has been retained.

PROPOSAL

The proposed development comprises the demolition of an existing conservatory and small brick built extension to the rear of the dwelling and the erection of a single storey rear extension. The proposed extension would allow for a larger kitchen on the ground floor. The proposed extension would have a depth of 3.41 metres beyond the original rear elevation and would have a width of 5.98 metres. It would have a ridge height of approximately 3.79 metres and an eaves height of 2.50 metres (measured from the highest natural ground level). The proposed extension would be constructed from materials to match those used in the construction of the host dwellinghouse, including brick, tiles and UPVC.

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
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 11/04/2025
Neighbour consultation period ends: 10/04/2025
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Brown Edge Parish Council.

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 concentrated focus on future growth is to be directed to larger settlements, including Brown Edge. 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).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within the village of Brown Edge, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of ensuring that all development enhances the character and appearance of the settlement.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

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. 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.

The proposed rear extension would be single storey, therefore the maximum height of the extension would be set down from the parent building. Thus, it would be considered appropriate development in accordance with the Council's Design SPD. I note that the rear extension would clearly be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling.

The proposed rear extension would incorporate an element of flat roofing at its maximum height. Although flat roof extensions are generally discouraged in the adopted Staffordshire Moorlands Design Guide SPD, it is considered that the rear extension would not be visible or form a prominent addition in the area when viewed

from the street scene. It would barely be visible from the public domain due to it being located to the rear of the dwelling. Furthermore, the neighbours at Oaklyn, No. 142 High Lane also have a flat roof structure to the rear of the dwelling, meaning that flat roof extensions are not completely out of character with the surrounding street scene. On balance, although the proposed rear extension would conflict with the Design Guide SPD in terms of its flat roof, its' minimal visibility from the wider public domain would not result in a visually harmful addition to the dwelling. It is therefore considered acceptable in this case.

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. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Brick, tiles and UPVC would be used in the construction of the proposed extension. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original street.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 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 Oaklyn, No. 142 High Lane to the North-East and No. 138 High Lane is located to the South-West. The rear curtilage of the site adjoins the rear curtilages of No. 13 and No. 14 Leonard Drive to the South-East. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the site.

Notably, the proposed extension would run adjacent to a single storey rear extension belonging to the neighbours at No. 138 High Lane, only protruding outwards slightly more. Thus, the proposed extension would not breach the 45 degree line to the closest rear windows at No. 138 High Lane. Therefore, the light amenity of the neighbours at No. 138 High Lane would not be impacted.

There would be no breach of the 45 degree rule from the proposed extension to any rear windows at Oaklyn, No. 142 High Lane. Due to the North-Easterly positioning of Oaklyn from the site, the East to West sunlight trajectory would only lead to the proposed extension causing minimal shadowing over two ground floor side windows and a door at Oaklyn. Based on the planning history for Oaklyn (SMD/2015/0340), it has been established that these openings serve a storage room and the kitchen. The

window which serves the storage room is not considered to be a primary, habitable window which the Council would seek to protect. Whilst a kitchen is considered to be a habitable room requiring natural sunlight entry to be protected, the side window and door comprise secondary light sources to this room; its primary window is located on the rear elevation. Therefore, it is considered that the light amenity of Oaklyn would not be detrimentally impacted.

The approximately 19 metre plus distance between the proposed extension and the closest elevations of the neighbouring dwellings at No. 13 and No. 14 Leonard Drive would mitigate any loss of light or overbearing impact as a result of the addition of the proposed extension.

There would be no side windows on the proposed extension which would face towards the neighbours at Oaklyn, No. 142 High Lane or No. 138 High Lane. Although a roof light would be added to each roof plane of the proposed extension which would face towards Oaklyn and No. 138, these glazed areas are located above natural eye level. Thus, they would not be considered to lead to any overlooking. Therefore, the privacy amenity of these neighbours would not be impacted at all by the proposed extension.

Although the plans show a set of patio doors, with ceiling glazed panel above them, , this fenestration would not impact the privacy amenity of the neighbours at No. 13 and No. 14 Leonard Drive. Notably, the proposed extension would replace an existing conservatory to the rear of the dwelling, which incorporates a significant amount more glazing. Therefore, the reduction of the glazed area on the proposed extension would have a lesser impact on the privacy of No. 13 and No. 14 Leonard Drive than the existing conservatory.

Overall there would be no harm the residential amenities of the adjacent neighbours and therefore complies with Policy DC1 of the Local Plan.

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. Furthermore, the proposed extension would not compromise the spaces for off-street parking within the curtilage of the dwelling, 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 no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley
Recommendation Date: 01/05/2025

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council