

DELEGATED DECISION REPORT

SMD/2025/0116
Valid 10/03/2025

10 SPINNEY CLOSE
ENDON

PROPOSED TWO STOREY
EXTENSION TO FRONT & SIDE
ELEVATIONS AND SINGLE STOREY
EXTENSION TO REAR

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is 10 Spinney Close Endon, a detached, two-storey dwelling occupying a cul-de-sac location. The property currently benefits from off-road parking at the front of the house, an attached garage and front and rear gardens. There is a protected Oak tree near to the rear boundary and a mature Birch at the front of the house. A Public Right of Way (Endon with Stanley 29) runs to the rear of the site.

For the purposes of planning policy consideration, the application site is located within the Endon Development Boundary. The site is not within any Conservation Area and there are no listed buildings/structures which need to be considered. Council records show Tree Preservation Orders to the front and rear of the property.

PROPOSAL

The application is for the erection of a two-storey front, two-storey side and single storey rear extension with balcony above. In the interests of clarity, the applicant has submitted a revised plan (drawing number 0110-02 Rev i) to provide further details of off-road parking spaces. The plans state that the new bricks and roof tiles would match those of the existing house, and there are to be some rendered areas. The balcony would be enclosed by glazed panels. The proposed extensions would provide the occupants with an entrance hall, cloakroom, WC, lounge, study, utility room and open-plan kitchen/living/dining area on the ground floor. At first floor level there would be 5 bedrooms (master with ensuite), and separate bathroom. The plans show the intention to provide a balcony above the ground floor rear extension, the balcony is proposed to be accessed off both bedroom 1 and bedroom 3.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice. Expires.

Neighbour consultation period. Expired.

Public Comments

Five representations received which can be summarised as follows;

- Uncertainty of location of boundary between the plot of number 10 and the pavement;
- Application states proposed works will not affect existing parking arrangement, this is not true as the garage space will be lost;
- One parking space for a 5 bedroom house is inadequate;
- A 5 bedroom house could result in the need for 6 parking spaces
- Insufficient off-street parking which could result in pedestrian and cyclist safety issues
- Potential on street parking if not enough provided for the house;
- Submitted drawings do not show any original or proposed dimensions
- Extensions could be overdevelopment of the site;
- Rear balcony will impact upon privacy of neighbours;
- Balcony would be in view of anyone walking at the rear of the property;
- Side extension fails the 45 degree rule from neighbour's east facing lounge window;
- First floor extension fails the 25 degree rule
- Loss of views;
- Roof terrace would look into neighbour's lounge, kitchen and diner.
- Rear extension is acceptable, roof terrace is not.
- Staffordshire Moorlands Local Plan refers to the need for affordable housing, if these alterations are allowed then the house would not be affordable.
- Overdevelopment of the plot

Endon with Stanley Parish Council

Extension proposals include for, at ground floor level, a front extension to create an entrance hall and wc, a rear dining / kitchen extension and the conversion of the garage to a utility and study space. At first floor level there is proposed two additional bedrooms reconfiguring the internal space and provision for a large roof terrace. The appearance is acceptable however concerns are raised in respect to the dominance the roof terrace will have on the privacy the neighbouring properties as it directly overlooks

the rear garden space of No.8. The second concern is the loss of the garage and the inclusion of two additional bedrooms dictates that the site need provision for 3 parking spaces within the curtilage of the site. This is not considered / demonstrated.

Trees (SMDC)

The Arboricultural officer raises no objections to the application and recommends a condition. Comments are provided as follows;

Application proposes two-storey front and side extensions, and single-storey rear extension, with site containing a mature Oak tree at the rear boundary protected as T2 under TPO No. SM.302 (denoted "T1" on the application plans) and a mature Birch at the front highway boundary protected as T4 under TPO SM.302 (denoted "T2" on the application plans).

Although the trees, their nominal Root Protection Areas (RPAs) and temporary tree protection barriers are indicated on the revised "Proposed Plans and Elevations" plan (Drg. No. 0110-02 Rev i.), there is no tree report and the RPAs are not demonstrably derived in accordance with British Standard 5837:2012. "T1" at the rear boundary, in particular, appears to have a substantially under-represented RPA.

If following BS 5837 correctly, the RPA radius of 5.3m for "T1" stated on the plan would derive from a single-stemmed tree of stem diameter of only 44cm, but the Oak clearly has a stem diameter substantially in excess of this. I would estimate (from application site photos only) that this tree has a stem diameter in the region of c.75 - 80cm, resulting in an RPA radius of c.9.0 – 9.6m.

That said, the proposed rear extension footprint, together with indicated drain runs, would still be located outside the more realistic/correct RPA radius of around 9.6m or so for the Oak, and therefore should not lead to any significant damaging impact on this tree. However, to ensure this, the fenced construction exclusion zone to respect the correct RPA (eg to avoid vehicle access, excavations, materials storage during development etc) would need to be notably larger than currently shown.

Given surrounding shrubs and dense Ivy cover, it is not possible to reliably estimate the stem diameter of the Birch "T2" from file photos, although from memory from when the TPO was made (in 2017) the stem is perhaps of the order of 50cm diameter leading to an RPA radius of c.6m – this is likely to be a bit larger than indicated on the application plans, but clearly the proposed front extension would still be comfortably outside such as RPA and there is also some leeway/expansion room between the indicated RPA and the edge of the proposed altered drive/vehicle standing on the site frontage. Therefore I consider that the proposed development would also be unlikely to have significant detrimental impact on the Birch – again subject to appropriate temporary tree protection measures during construction. However, the RPA barrier for the Birch "T2" also needs to return along the front boundary to full enclose a construction exclusion zone – otherwise it will be too tempting and convenient for building contractors to use this area for informal parking and/or materials storage during construction.

In conclusion, I have no objection to this application on grounds of impact on trees.

Staffordshire County Council Highways

Recommendation Summary: Conditional

Site Visit Conducted on: 08-Apr-2025

Personal Injury Collisions

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

Background

The property is located on Spinney Close (Road No. D1229), a cul-de-sac serving residential properties, it is subject to a speed limit of 30 mph and has streetlights and footways. The 3-bedroom property currently benefits from off highway parking (driveway) the garage at 2.5m x 4.6m does not meet with the Staffordshire Moorlands Parking Standards which state the minimum internal dimensions for a single garage are 3m wide x 6m long.

Description of Proposal

Proposed Two Storey Extension to Front & Side Elevations and Single Storey Extension to Rear.

Comment

The proposal is to construct a 2-storey extension to the front and side elevations of the property to provide a hallway, cloakroom, WC, utility and study and bedrooms 2, 4 and 5 above. A single extension to the rear will create a dining and living area with a roof terrace above the extension. The footprint of the property will increase from 3 to 5 bedrooms. Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling. No plan showing parking was initially provided with the application. However, drawing number 0110- 02 Rev i was submitted and received (24/04/2025) showing parking for 3 vehicles (space 2.4m x 4.8m) each space. This is sufficient to meet the Parking Standards. The plan shows the new parking area is to be constructed with a permeable material. This should not be constructed in loose gravel, stone etc as it will fall towards the highway causing a danger to road users.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0116) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved drawing 0110- 02 Rev i and kept as intended for the lifetime of the development.

Reason:-

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

Note to Planning Officer

Drawing number 0110- 02 Rev i received 24/04/2025 showing parking for 3 vehicles. The parking area should not be constructed in loose gravel, stone or any loose material as it will fall towards and spill onto the highway causing a danger to road users.

OFFICER COMMENTS

Principle of Development

The application site is located within the village of Endon. Endon is identified within the Staffordshire Moorlands Local Plan as a larger village. Within the larger villages, a range of developments can be supported (subject to all material planning matters being satisfied). In this instance there are no 'in principle' objections to a domestic development.

Design and visual impact

The use of matching bricks and tiles is welcomed. The plans indicate the intention to render some of the walls. There are some render features on the existing house. However, these are use as small "feature" panels rather than being a principal material. The use of render on such a large area of the building would be out of keeping with it's original character.

There are no concerns regarding the design of the rear extension and the proposed use of a glazed barrier is acceptable in terms of design/appearance in its own right. No design objections to the two storey side extension, whilst the roof ridge height continues the level of the existing ridge (ie not stepped down), the extension would have a subordinate relationship with the house as it would be set well back from the main front wall. The two-storey front extension is unusual, in that it would span much of the existing principal elevation and not have a secondary/subordinate relationship with the original building. Design Guidance seeks to avoid extensions at the front of properties, instead seeking additions which would remain subordinate in size to the host dwelling, and not result in the character/appearance of the original building being lost. The two-storey front extension would result in the character of the original dwelling being lost. The site visit confirmed that the neighbouring property, number 8 Spinney Close, has benefitted from significant alterations and extension (approved application reference SMD/2021/0012). The neighbouring approved scheme is shown below and the site visit confirms that the front extension has been built. It is considered that this scheme sets a precedence for allowing an addition to the front of the application property.



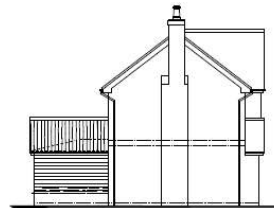
Rear Elevation



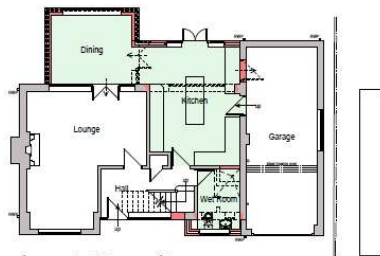
Side Elevation



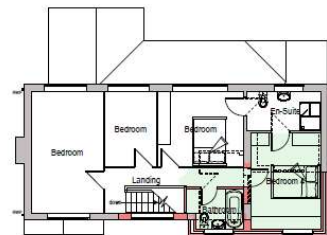
Front Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

The concern with the current scheme is possibly not so much the principal of having an extension at the front of the house, rather the size of it and its design. Whilst the neighbouring dwelling does have a large, new gable addition, there is some visual relief along the frontage due to the mix of materials and canopy above the front door. The scheme the subject of this application shows a very 'flat' elevation due to the extent of masonry and solid to void ratio within the proposed feature gable. The gable does appear to be overly wide and none of the original house frontage is recognisable. Unfortunately the front extension cannot be supported in its current form.

Neighbour amenity

Letters of representation have been received from a number of residents. The property to the west, 12 Spinney Close, is a detached bungalow. The occupants of number 12 have stated that the proposed side extension would breach 45 and 25 degree angle rules, when measured from the lounge window within the side wall of their dwelling. Photographs have been provided. It is noted that the Space About Dwellings standards do refer to both 45 and 25 degree angles, which are used when considering the appropriateness of adjacent/nearby development. The use of the angles is a good indication of whether a development is likely to be acceptable in terms of neighbour amenity impact. However, the Space About Dwellings standards refer to principal windows being the 'main window' within living rooms, dining rooms, kitchens, and first and second bedrooms. The side facing lounge window of number 12, is not the main window to the room. That window is at the front of the house, and therefore the angle standards cannot be considered and there is no objection to the side extension in terms of neighbour amenity impact.

The proposed front extension would not raise any adverse neighbour amenity impact in terms of being overbearing upon dwellings.

The flat roof, ground floor, rear extension would have no neighbour amenity impact (in terms of the internal accommodation only). It is the presence of the balcony/roof terrace which raises concerns. The

roof terrace would be accessed by both the master and third bedrooms, via outwards opening French doors. The location of the balcony, close the property boundaries, means that overlooking to an unacceptable degree into neighbouring property would occur. The photographs provided by the occupants of number 12 Spinney Close, show that the proposed balcony would allow clear line of sight through the side facing lounge window. However, the main objection relates to the overlooking that would occur into the property of number 8 Spinney Close. The height of the balcony, together with its large floor area and close proximity to the shared boundary would result in an intrusive form of overdevelopment, which would allow for users of the balcony to overlook number 8 to an unacceptable degree. The roof terrace is large enough to allow more than one or two people to use the space. It is also accessed via two bedrooms, both of which are shown to be doubles. Even in the event of the balcony not being used, there would remain the perception of being overlooked, and of an overbearing form of development. Coupled with the fact that at any time of day the balcony would be accessed, this relationship is not acceptable.

Highways

An amended plan was submitted by the applicant to address future parking arrangements. The proposed plan shows three off-road parking spaces, which is in accordance with the Local Plan parking standards which seek three spaces for a 5 bedroom property. The County Highways officer has no objection to the scheme, recommending that the development is not brought into use until the parking spaces are provided.

Trees

There is a mature Oak tree at the rear boundary protected as T2 under TPO No. SM.302 (denoted "T1" on the application plans) and a mature Birch at the front highway boundary protected as T4 under TPO SM.302 (denoted "T2" on the application plans). The Arboricultural officer has no objection to the application but recommends a condition to secure root protection zones/tree barriers and notices.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report it is recommended that the application is refused for two reasons, the first being design objections to the front extension and alterations, the second due to the unacceptable amenity impact to neighbours which would be brought about by the presence of the raised balcony.

OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa Jackson

Recommendation Date: 12.05.2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council