

DELEGATED DECISION REPORT

SMD/2025/0114
Valid 20/03/2025

FAIRVIEW CLAY LAKE
ENDON

PART GROUND FLOOR
EXTENSION AND FIRST
FLOOR EX OVER KITCHEN

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Brown Edge and Endon Ward. The site is within the Endon Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. Copper Beaches, Clay Lake is situated to the East of the site and Langfields, Clay Lake is located to the West. The rear curtilage of the site adjoins open greenbelt land to the North. The Clay Lake highway runs adjacent to the proposed site on the South.

PROPOSAL

The proposed development comprises of a two storey rear extension and a first storey extension over the top of an existing single storey outrigger to the rear of the dwelling. The proposed two storey rear extension would have a depth of approximately 5.30 metres and a width of approximately 3.00 metres. The maximum height would be approximately 7.40 metres and the eaves height would be 5.70 metres. The first storey rear extension would sit directly on top of an existing single storey outrigger, having a depth of approximately 5.45 metres and a width of 6.30 metres. It would increase the maximum height of the existing single storey outrigger to approximately 7.65 metres and the eaves height to 4.68 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including facing brickwork, clay tiles and timber.

Notably, the above description of development reflects a revised scheme submitted by the applicants, following issues being raised in relation to the initial scheme.

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1994/0935 – Extension to kitchen and new porch. Approved.
SMD/1995/0737 – Rear kitchen and porch extension. Approved.
SMD/2005/1374 – Erection of a double garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 26/04/2025
Neighbour consultation period ends: 25/04/2025
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Endon with Stanley 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 Endon. 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 town of Endon, 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.

Initially, the proposed scheme comprised of a two storey flat roof extension and a first storey extension with an element of flat roofing. Notably, the host dwelling is very traditional in its build, comprising of a simple pitched roof to the front and a series of gables and pitched rooves to the rear. Flat roof extensions are generally discouraged in the adopted Staffordshire Moorlands Design Guide SPD, therefore, the flat roof elements of the proposed extensions were not considered to be acceptable.

Following this issue being raised with the applicants, a revised scheme was submitted to the Council. The revised scheme shows the addition of pitched rooves to both proposed extensions.

Although the proposed extensions would add two / first storey elements to the rear elevation of the dwelling, the proposed extensions would now reflect the style of the existing building in terms of the roof courses to compliment the roof course of the dwellinghouse. The maximum height of the proposed extensions would be set down from the parent building, thus they would be considered appropriate development in accordance with the Council's Design SPD due to their subordinate relationship with the host dwelling. Both extensions would clearly be set back from the principal elevation of the dwellinghouse, again reiterating their subordinate nature to the parent dwelling. On this basis, the design of the revised scheme is considered acceptable.

Materials used in the construction of the proposed extensions 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. Facing brick, clay tiles and timber would be used in the construction of the proposed extensions. 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 130 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.

Notably, the site and its neighbours all sit amongst large, spacious curtilage plots. The application site is bound by Copper Beaches, Clay Lake to the East and Langfields, Clay Lake is located to the West. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides of the site.

The neighbouring dwelling at Copper Beaches sits on a lower ground level to the site. Therefore the addition of the proposed rear extensions could cause shadowing over this neighbour during the afternoon hours of the day resulting from the East to West sunlight trajectory. This being said, it is clear that the proposed extensions would not breach the 45 degree rule to the closest rear and side windows belonging to this neighbour. Moreover, the approximately 13.5 metre distance between the

closest proposed rear extension and the closest elevations of Copper Beaches would mitigate the worst of the shadowing impact.

The extensions are sufficiently far from the boundary to avoid any breach of the 45 degree line from principal windows in the rear elevation of Langfields, Clay Lake. Furthermore, due to the differing orientations of the site and Langfields, the oblique angle between their rear elevations would be a factor which would mitigate shadowing impact during the morning hours caused by the East to West sunlight trajectory. Notably, Langfields is on a considerably higher ground level to the site, thus although both extensions are at a two storey level, no detrimental shadowing would occur over this neighbouring dwelling.

There would be one new ground floor window, one ground floor door and three new first storey windows on the side elevations of the proposed extensions which would face towards the neighbours at Langfields. All of the windows would only look towards the side elevation of Langfields, which is completely blank. Therefore, no overlooking would occur into any habitable windows at Langfields. Furthermore, the site is on a considerably lower ground level to the neighbouring dwelling at Langfields. The ground floor windows and door would only look towards a boundary retaining wall between the site and Langfields. Two of the new first storey windows would serve bathrooms and the other would be a secondary window serving a bedroom. In order to fully protect the privacy amenity of the neighbours at Langfields, it shall be conditioned that the new first storey windows shall be obscure glazed.

Despite the addition of one new first storey window on the side elevation of the proposed first storey extension which would face towards Copper Beaches, their privacy amenity would not be detrimentally impacted. This window would serve an ensuite bathroom. Therefore it is not considered to serve a primary, habitable room of the dwelling. Furthermore, it shall be conditioned that this window is obscure glazed, to further protect the amenity of the neighbours at Copper Beaches.

Highway Safety

Paragraph 104 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 extensions would increase the number of bedrooms of the dwelling from three to four. Although this means that an additional off-highway parking space will be required for the number of people inhabiting the dwellinghouse, the driveway to the front of the dwelling would accommodate three off road parking spaces. Furthermore, as the proposed extensions would be to the rear of the dwelling, 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 extensions 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. Although issues were initially raised in terms of the design of the proposed extensions regarding their proposed flat rooves, revised plans were submitted, changing them to being pitched. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 07/05/2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council