

DELEGATED DECISION REPORT

SMD/2025/0106
Valid 07/03/2025

HIGHBURY CHURCH LANE
ENDON

PROPOSED TWO-STOREY
EXTENSION TO THE REAR

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Heritage and Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a detached dwelling and its associated curtilage, situated in the Brown Edge and Endon Ward. The site is within the Endon Development Boundary, where positive development is encouraged to be concentrated. The site is within the Endon Conservation Area and the Endon Article 4 area. The proposed site is surrounded by neighbouring dwellings comprising a section of Church Lane. Sunnycroft, Church Lane is located to the North of the site and Greenbank, Church Lane is situated to the South-West. The rear curtilage of the site adjoins curtilage space belonging to Endon Hall Primary School to the West. The Church Lane highway adjoins the site to the East.

PROPOSAL

The proposed development comprises the erection of a two-storey rear extension. Additionally, a hipped roof would be added over the top of the existing two storey rear extension and the proposed rear extension. The proposed two storey rear extension would have a depth of approximately 2.72 metres and a width of approximately 3.42 metres. The total maximum height of the two-storey extension would be approximately 7.34 metres and the eaves height would be 5.18 metres. The extension would be constructed from materials which would harmonise with the existing dwellinghouse, including sand and cement render, plain tiles, UPVC and aluminium bi-folds.

The proposed development comprises a revised scheme, following concern raised regarding the initial scheme which showed that the proposed two storey rear extension had a flat roof.

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
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places, 16 -
Conserving and enhancing the historic environment

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1993/0352 – Extension to domestic garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 17/04/2025
Neighbour consultation period ends: 16/04/2025
Press Advert: 26/03/2025

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Endon with Stanley Parish Council.

Conservation Officer

We have undertaken a desk-based assessment of the proposal, including a review of the submitted Heritage Statement and decided that no technical advice is required from Conservation.

The development site is within Endon Conservation Area (which is a designated heritage asset). When considering the impact of a proposed development upon a Conservation Area, the application should be determined in accordance with the duties in s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In addition, great weight should be given the heritage asset's conservation, as stipulated in par.212 of the National Planning Policy Framework (2024) and the application determined in accordance with Section 16 of the NPPF and policy DC2 of the local development framework.

Whilst we have determined not to provide technical conservation advice in this case, this should not be construed as a comment in support of the application. This is a strictly neutral comment and does not prejudice any decision made by the Council. If you believe specialist conservation advice is required, please contact conservation@staffsmoorlands.gov.uk

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 village of Endon, which is one of the larger villages where the focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the village. The 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 heritage and design, neighbour amenity and highway safety.

Heritage and Design

Policy DC2 states that the Council will safeguard and where possible, enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development.

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 Conservation Area designation does not prevent domestic developments, but the proposals require careful consideration of their potential impact upon the historic environment. This is a simple application for a two-storey rear extension and the addition of a pitched roof over the existing and proposed two storey rear extensions. The dwelling is a two-storey, detached property which is not a Listed dwelling and is not a designated heritage asset.

For a development to be considered appropriate in terms of its size and massing, the Council would expect to see extensions subordinate to the dominance of the original building. The proposed two storey rear extension, combined with the existing two storey rear extension, has a width which covers the majority of the rear elevation of the original dwelling. The bulky size and width of the two-storey rear extension appears visually dominant over the original rear elevation and therefore is not considered to have a subordinate relationship with the parent dwelling in line with the Design Guide SPD in this sense. However, the extensions would both remain to be set inwards from the side elevations of the host dwelling and set down from the maximum height of the host dwelling, therefore the extended area would be considered to have a marginal subordinate relationship with the parent dwelling on balance, in line with the Design Guide SPD. Furthermore, it is considered that the rear extension would not form a prominent addition in the area / amongst the street scene.

Initially, the proposed two storey rear extension had a flat roof. Notably, the existing two storey rear extension has a flat roof. Flat roof extensions are generally discouraged in the adopted Staffordshire Moorlands Design Guide SPD, especially where they would form a prominent addition in the area and when viewed from the street scene. Although the existing two storey extension has a flat roof, this is considered poor in design terms. The proposed extension compounded this and

there would have been glimpse views of it from the street along the side. 85 percent of the rear elevation would be dominated by a two-storey flat roof extension, which would be considered inappropriate. The proposed rear extension therefore conflicted with the Design Guide SPD in terms of its flat roof, which would have dominated the original rear elevation of the dwelling. Furthermore, it was not considered to preserve or enhance the conservation area and there were no public benefits which would have outweighed the visual harm to the conservation area.

Since this issue was raised with the applicants, revised plans were submitted to the Council, adding a hipped roof over the existing and proposed two storey extensions. The addition of a hipped roof is considered to comprise an improvement to the design of the proposed development, much better complementing the roof course of the host dwelling and wider area. Moreover the inclusion of hipped roof is considered to be an enhancement, when compared to the existing situation. Therefore, the proposed extension is now considered acceptable in line with the Design Guide SPD.

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. Sand and cement render, plain tiles, UPVC and aluminium bi-folds 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 estate.

The Council's Conservation Officer stated that they have no comments to make in relation to the application.

The proposal as revised, by virtue of its size, scale and siting preserves the character of the existing dwelling and wider conservation area. The proposal would therefore accord with the provisions of local plan policies DC1, DC2 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.

Notably, the dwellinghouses along the street are detached, sited within spacious curtilage plots. The application site is bound by Sunnycroft, Church Lane to the North and Greenbank, Church Lane is situated to the South-West. Therefore, it becomes important to assess whether the amenity of these neighbours would be compromised.

The proposed two storey extension would not impact the amenity of the neighbours at Sunnycroft, Church Lane. As this neighbouring dwellinghouse is positioned to the North of the site, the extended area does not breach the 45 degree line and will not cause any loss of sunlight. There would be no new side facing windows which would face towards Sunnycroft, therefore the privacy amenity of these neighbours would not be impacted.

With respect to the neighbour at Greenbank, Church Lane there would be no breach of the 45 degree rule between the corner of the proposed rear extension and the closest rear fenestration at Greenbank. Four elements of fenestration on the side elevation of Greenbank comprising three ground floor openings and a first floor window were noted during the site visit. All of the openings in this side elevation are obscure glazed or comprise secondary windows for rooms, demonstrating how they are not primary, habitable fenestration which rely on natural sunlight. Although one new first storey side window would be added to the South-West facing side elevation of the original dwelling facing towards Greenbank, this window would serve an ensuite bathroom. Whilst an ensuite bathroom is not considered to comprise a primary, habitable room, it shall be conditioned that this window will be obscure glazed, to ensure that the privacy amenity of the neighbours at Greenbank remains protected.

Overall it is considered that there would be no adverse impact on the amenities of the surrounding neighbours.

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; there would be three bedrooms and a study on the first storey. Therefore, no additional off-highway parking spaces would be required for the number of people inhabiting the dwellinghouse. The development proposals therefore comply 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. The scheme would not harm the character and appearance of the conservation area, given that this application is considered to be an improvement on the current situation. Therefore, the proposed extension is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 19/06/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council