

DELEGATED DECISION REPORT

SMD/2025/0186
Valid 08/05/2025

7 WALLFIELD CLOSE
UPPER TEAN

**PROPOSED FIRST STOREY
SIDE EXTENSION OVER
EXISTING GARAGE
INCLUDING REPLACEMENT
PORCH ROOF WITH LEAN-TO
CANOPY TO FRONT
ELEVATION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a semi-detached brick, hung tile and tile dwellinghouse and its associated curtilage, situated in the Checkley ward. Additionally, the site is within the Upper Tean Development Boundary, where positive development is encouraged to be concentrated. The site is enclosed by neighbouring dwellinghouses on the North, East and West. No. 5 Wallfield Close is situated to the West of the site and The Poplars, Wallfield Close is located to the East. The rear curtilage of the site adjoins the rear curtilage of Cedar Croft, No. 11 Draycott Road and No. 13 Draycott Road to the North. The Wallfield Close highway runs adjacent to the proposed site on the South.

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

PROPOSAL

The proposed development comprises a first storey extension over the existing garage, including replacement porch roof with lean-to canopy to the front elevation. The proposed first storey side extension would have a depth along the East facing side elevation of approximately 7.60 metres and would have a width of approximately 2.68 metres. The proposed extension would add a first storey to the existing single storey garage, increasing its total maximum height to approximately 7.18 metres and its maximum eaves height to 4.84 metres. The extension would be constructed from materials which would harmonise with the existing dwellinghouse, including facing red / brown brick, grey tiles and white 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

Checkley Parish Neighbourhood Development Plan 2021 TO 2035 (CNP)

DES1: Design

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0114 – Proposed single storey rear and side extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 30/05/2025
Neighbour consultation period ends: 29/05/2025
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

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.

However the Application is lacking sufficient information to make a definitive decision and the Applicant should be requested to provide the following required information.

A design and access statement detailing the design, choice of materials and general appearance and layout of the building.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision makers 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 Upper Tean. 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 Upper Tean, 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. Policy DES1 of the CNP sets out that development must be well designed and complement the surrounding townscape in terms of scale, height, massing and spacing. 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.

Although the proposed side extension would add a first storey element to the eastern side elevation of the dwelling, the proposed extension would reflect the design of the existing building in terms of the roof course to compliment the existing roof of the dwellinghouse. The maximum height of the proposed side extension would be set down from the parent building, as well as follow the course of the original dwellinghouse, thus it would be considered appropriate development in accordance with the Council's Design SPD. The first storey extension would be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling, preventing mismatch of materials.

The proposed canopy projecting forward of the principal elevation of the dwelling would have a simple lean to roof to compliment the character of the host dwelling. The canopy would not be a dominant addition amongst the street scene and is characterful of the row of dwellings in its context, which a number of have single storey projections forward of the principal elevation.

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. Red / brown brick, grey tiles and white 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 property.

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 No. 5 Wallfield Close to the West and The Poplars, Wallfield Close is located to the East. The rear curtilage of the site adjoins the rear curtilage of Cedar Croft, No. 11 Draycott Road and No. 13 Draycott Road to the North. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides and rear of the site.

Notably, The Poplars, Wallfield Close sits at a different orientation to the site; the principal elevation of The Poplars faces towards the side elevation of the site. Following the completion of a site visit and assessment of the plans submitted, it has been established that there would be no breach of the 45 degree rule to the closest front windows of The Poplars. The approximately 18 metre distance between the side elevation of the first storey extension and the principal elevation of The Poplars would aid in eradicating any shadowing. There would be no new windows on the side elevation of the proposed first storey extension which would face towards the neighbours at The Poplars, thus the privacy amenity of these neighbours would not be impacted.

The proposed first storey side extension would be located on the Eastern side elevation. As the neighbouring dwellinghouse at No. 5 Wallfield Close is positioned to the West of the site, the first storey extension on the Eastern side elevation will be tucked behind the host dwelling on the opposite side to the neighbour. Consequently there would be no adverse impact on the residential amenities of this neighbour.

The amenity of the neighbours at Cedar Croft, No. 11 Draycott Road and No. 13 Draycott Road would not be impacted by the proposed first storey extension. The approximately 30 metre plus distance from the proposed first storey side extension to the rear elevations of the neighbours at Cedar Croft and No. 13 would mitigate any shadowing impact. Furthermore, this distance would be sufficient to comply with the spatial standards set out in the Space About Dwellings SPD, ensuring that privacy amenity would not be impacted.

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 increase the number of bedrooms of the dwelling from three to four. Despite the increase in the number of bedrooms, it is clear that the driveway to the front of the dwelling is sufficient in providing the three off-highway parking spaces which would meet the Councils parking guidelines. Furthermore, the proposed extension would not compromise the available off-highway parking at the site, in compliance with Policy T1.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

The comments of the Parish Council are noted, however a design and access statement is not a national validation requirement for a household extension.

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: 27/06/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council