

DELEGATED DECISION REPORT

SMD/2025/0227
Valid 08/05/2025

16 ST LEONARDS AVENUE
IPSTONES

PROPOSED SINGLE STOREY
REAR EXTENSION WITH
INTERNAL ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on character and appearance of the area
- Impact on the amenity of neighbours

DESCRIPTION OF SITE

A bungalow and its curtilage. The bungalow is positioned at the end of a cul de sac it has a gable elevation to the front and rear. In 1982 a large side extension was added to the dwelling with a planning permission.

A section of the rear boundary, to the side and east of the dwelling, coincides with the edge of the Ipstones Conservation Area and the rest of the boundary, directly behind the rear, backs onto a small open green. There is a public footpath (Ipstones 62) that runs through the small green to the rear of the applicant's dwelling - connecting the end of the cul de sac Barley Road to the south of the dwelling with St Leonards Way via a route to the side of the applicant's dwelling.

PROPOSAL

The proposal is to enlarge the dwelling with a single storey flat roof addition that would extend 3.4m from the dwelling's rear wall.

The width of the addition would overlap from the edge of the dwelling's side wall and adjoin part of the existing side addition built in 1982. It is for this reason that a previous application that sought a certificate of lawfulness for the proposed development was refused.

A glass roof lantern would be centrally positioned on the flat roof

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Village Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

SMD Design Guide 2018

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

82/11682/OLDDC Extension to form larger kitchen, hall, porch and bathroom to dwelling and alterations and extension to garage. APPROVED.

SMD/2025/0083 COLP proposed single storey flat roof extension to the rear of the dwelling. REFUSED.

CONSULTATIONS

Publicity

Both dwellings either side of the application property were sent notification letters. Consultation period expired on the 29th May.

Public Comments

None

Town / Parish Comments

Ipstones PC: no response

OFFICER COMMENTS

Principle of Development

The site is in the 'larger village' of Ipstones where area policy SS8 applies. The policy makes provision for well-designed householder development to meet the needs of a homeowner.

Design and Impact on Character and Appearance of the Host Dwelling and the Area

Policy DC1 of the Local Plan requires all development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, the policy requires the development to be of a high quality and add value to the local area, incorporating materials appropriate to the character of the area.

The SPD guidance says that *"The key to a sensitive approach is to take note of what is there already before preparing the design and to work with the building's character. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help"...* *"New buildings should use facing materials that either match or complement those of the surroundings"*.

The development proposed would not overly dominate, and would be subordinate to, the host dwelling. The height and mass of the proposed addition is limited by virtue of a flat roof that would tie in at the same eaves height as the existing dwelling.

Although there is public footpath access to the land at the rear of the property, the dwelling's rear elevation is largely concealed behind maturing bushes. Garden bushes and shrubbery to the property's rear boundary and the applicant's existing garden shed would largely hide the proposed addition and conceal it from public vantage. The

proposed addition therefore, would not appear intrusive or prominent in this setting or context.



From Barley Road toward rear of dwelling.



From footpath at rear of dwelling

The rear of the dwelling does not affect the setting of the Conservation Area to the east. The applicant's dwelling is some distance from Brookfields Road, where there is a grouping of older stone cottages, and intervening boundaries mean that the rear of the dwelling and the proposed addition would not be visible from the east.

The proposed addition would have an acceptable relationship with the scale and character of the original bungalow and would have a roof arrangement that would not interfere with, distort or otherwise be at odds with that of the bungalow's full pitch roof. The development would not have a significantly adverse impact on the character, appearance and scale of the area and environment experienced by the adjacent and surrounding neighbours or users of the public footpath. In these regards the development would not conflict with policies SS8 and DC1 of the SMDC Local Plan 2020 and the terms of the SMDC Design Guide 2018 SPD.

Impact on Amenity

The rear elevation of the application dwelling and its plot are relatively wide. The side wall of the addition would be much greater than 3.4m from the side of the adjacent neighbour's dwelling to the west and there are boundary fences, shrubbery and a public footpath between the two properties. The side wall of the addition would not obstruct a 45-degree horizontal sightline from the centre of the neighbour's nearest adjacent window to the west.

To the other side of the property, to the east, the garden is extensive. The dwelling does not conventionally have an adjacent neighbour to the east, the property has a boundary with the field. The dwellings at 9 St Leonards and 56 Brookfields are to the front of the applicant's dwelling, further to the north and northeast. These properties are the other side of a detached outbuilding that is built on the boundary and would conceal the proposed addition from view.

The boundary fence and line of mature bushes at the rear of the dwelling would mean that the window in the additions rear elevation would not overlook the open green or unacceptably affect the privacy of properties beyond that are some 30m to the rear. A patio window in the east facing side elevation would only look out onto the area of extensive garden at the side and no overlooking of the neighbouring property would occur due to the presence of the detached garage and the juxtaposition of the 2 dwellings. .

In these regards there would not be conflict with Local Plan policy SS8 and DC1.

CONCLUSION / PLANNING BALANCE

For the reasons given, it is concluded that the proposed development would not cause unacceptable harm to the character and appearance of the host property and that of the area; and would not have an unacceptable impact on the amenity and living conditions of residential neighbours. As such, there would not be conflict with LP Policies SS8 and DC1 and the SMDC Design Guide 2018. Accordingly, planning permission should be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 02/07/2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

