

DELEGATED DECISION REPORT

SMD/2025/0037
Valid 21/05/2025

GLENHOLM 66 DRAYCOTT ROAD FIRST FLOOR EXTENSION
UPPER TEAN

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design
- Neighbour amenity
- Highways
- Coal (Low-risk area)

DESCRIPTION OF SITE

Number 66 Draycott Road is a two-storey, detached dwelling occupying a roadside location within the village of Upper Tean. The dwelling sits within a lengthy, rectangular-shaped plot and is much higher than the level of the highway. To the rear of the house there is a patio with a retaining wall and then garden beyond. At the front of the house a significant amount of ground has been excavated.

For the purposes of planning policy consideration, the application site is located within the Upper Tean Development Boundary and a low-risk, coal development area. The site is not within any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

A first floor rear extension to be sited upon an existing blockwork addition. The dwelling has a gable ended principal elevation, the extension would have a pitched roof and continue the shape and form of the existing dwelling in terms of its gable design. The application form states that the new roof would be tiled and the external walls finished in render. Windows would be upvc. There are no specific materials details. The plans show no alteration to the internal accommodation layout on the ground floor. The extension would add a further bedroom and allow relocation of the bathroom and existing small bedroom. A Juliette balcony is proposed to serve the new, large bedroom.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
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

Checkley Parish Neighbourhood Development Plan (2021 – 2035).

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

05/00490/FUL Creation of off road parking. Refused.
05/00760/FUL Provision for off road parking. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired

Public Comments

Two representations received (from the same address), objecting to the application, the comments of which can be summarised as follows;

- Loss of natural light to the kitchen of 68 Draycott Road. Light is already restricted to the kitchen due to the existing single-storey extension.
- First floor extension would remove views of the sky, making the room dark and potentially uninhabitable during daylight hours.
- Extension would cast a shadow over the rear elevation of number 68 with potential impact upon the small rear bedroom.
- Extension would be overbearing and oppressive.
- Large, imposing brick wall adjacent to the boundary.
- Dominating and claustrophobic structure.
- Severe visual impact and make outdoor space feel enclosed/hemmed in.
- Contradicts policy DC1.
- Photo evidence supplied to show potential impacts of the extension.

Checkley Parish Council

No representations received during the statutory consultation period.

Staffordshire County Council Highways

Recommendation Summary: Conditional

Site Visit Conducted on: 04-Jun-2025

Personal Injury Records;

Current records show that there were not any Personal Injury Collisions on Draycott Road within 50 metres either side of the property between 30/12/2019 and 29/12/2022.

Background

The property is located on Draycott Road which is a C classified road (Road No. C0109) with a speed limit of 30 mph and benefits from footways and street lighting. The property is a 2 bedroomed property. Google Map images show there was a retaining wall and steps to the property frontage with no parking provision off Draycott Road.

Previous Applications

SMD/2005/0917 - Creation of off-road parking – refused Prior to 2013.

Proposal

First floor extension.

Comments on Information submitted

The proposal is for the construction of a first-floor extension above the dining room and kitchen to create a bedroom. The current 2-bedroom property will see an increase in the floor plan to 3 bedrooms. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors. The submitted plan titled Location Map shows parking for 2 vehicles which meets with the Parking Standards. However, it was noted at the site visit that the retaining wall directly rear of the footway has been removed and a substantial amount of excavation works has been carried out. The area identified on the Location Map as existing carpark consists of mounds of excavated soil and there is no vehicle access (dropped kerb) to facilitate access to the parking area. The submitted application does not provide details of the materials for the construction of the parking area and the creation of an access crossing. A plan is required showing 2 x parking spaces (2.4m by 4.8m each space) including details of the material of the construction of the parking area. The plan should also show the vehicle access crossing providing dimensions and the number of kerbs to be dropped. The applicant should view www.staffordshire.gov.uk/Highways/licences/Vehicle-access/VehicleAccessCrossings.aspx to ensure the proposed access crossing meets with the criteria. The vehicle access crossing given that Draycott Road is a C classification road requires full planning permission. Permission to construct the vehicle access crossing (Section 184) must also be sought from Staffordshire County Council Traffic and Network Team. I have no objection to the proposal (application number SMD/2025/0037) subject to the following conditioned.

Notwithstanding any details shown on the submitted plan titled Location Map revised details indicating the following must be submitted to and approved in writing by the Local Planning Authority: details of materials and dimensions for the construction of the hardstanding and the creation of the vehicular access/connection to the highway. The access and parking shall thereafter be carried out in accordance with the approved details and be completed prior to first use and shall thereafter be retained as such for the lifetime of the development.

Reason

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Important informative to be included on decision notice.

Please note that work to construct the access crossing will require a Section 184 Notice of Approval from Staffordshire County Council. The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx> Or for further details please email trafficandnetwork@staffordshire.gov.uk

Note to Planning Officer.

It is noted that the submitted plan titled Location Map does not specify the type of material to be used for the hardstanding hence the condition above for the parking area to be surfaced in tarmac or other sustainably drained material. A revised plan showing these details is required. It was also noted that there is no vehicle access crossing to facilitate access off Draycott Road onto the parking area. It is not permitted to drive over a full height kerb/footway and therefore the kerbs should be dropped. The applicant should provide a plan showing the kerbs to be dropped and dimensions. It is advised that the applicant should visit www.staffordshire.gov.uk/Highways/licences/Vehicleaccess/VehicleAccessCrossings.aspx to ensure the proposed access crossing meets with the criteria. Given access will be off Draycott Road, a C classification road, full planning permission (Staffordshire Moorlands District Council) will be required. Following granted permission application for a Section 184 Notice of Approval from Staffordshire County Council must be sought for the creation of the vehicle access crossing.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Upper Tean as a 'Larger Village' within the Staffordshire Moorlands. Within the larger villages there is support in principle for a range of developments including housing related proposals. Whilst there are no 'in principle' objections to the application, all material planning considerations must be satisfied for the scheme to be supported; these are discussed below.

Design

The proposed use of render and tiles is acceptable. The application does not provide specific materials details such as colour/type, but these could be conditioned in the event of the application being approved.

Design guidance states that extensions should be subordinate in size in relation to the original dwelling, in that ridge lines should be lower and principal elevations set back. In this instance it is difficult to achieve this given that the dwelling has a rectangular-shaped footprint and the principal and rear elevations are of gable design. The extension would be a continuation of the gable arrangement to the rear and would be rendered, therefore avoiding any signs of brickwork bonding.

The surrounding area of Draycott Road comprises dwellings of differing designs, sizes and ages. Wider visual impact would likely be limited to within the application site and surrounding residential properties. Due to the close proximity of the neighbouring dwellings and the separation distance between the road and the house, the proposed extension will not play a visually prominent part of the street scene even if it is possible to see it from the public domain.

There are no objections to the design of the extension in its own right.

Neighbour amenity

There are no dwellings immediately to the rear of the application site however there are domestic properties to both the west and east.

The proposal raises concern in respect of neighbour amenity impact. The dwelling to the west, number 68 Draycott Road has first and ground floor windows within its gable end, facing directly towards the application property. The dwellings are close to the shared boundary and therefore any first floor development at the application site is going to have some amenity impact upon its neighbours. The upper floor, side facing window of number 68 appears to be non-principal, likely serving the stairs/landing. However the ground floor window serves a principal room, a kitchen. The ground floor extension at the application site already sits in front of number 68's kitchen window.

The other neighbouring dwelling, number 64 Draycott Road also has facing windows at ground floor level which serve a kitchen. The impact of the proposed first floor extension would be unacceptable to the occupants of both the neighbouring dwellings, resulting in an overbearing form of development to the detriment of users of the kitchens in question as well the garden areas. A kitchen window is a principal window, and the space is therefore afforded protection by the Space About Dwellings amenity standards within the Staffordshire Moorlands Local Plan. Notably the Space About Dwellings standards makes reference to a 25 degree vertical angle which should be considered when assessing facing extensions. The application has not demonstrated that this standard can be achieved in relation to either of the neighbour's. The close proximity of the buildings means that it is highly likely the angle will be breached, however in this instance it is clear that the first floor addition is not acceptable for reasons including overbearing, overshadowing and its oppressive nature, due to height and close proximity to the shared boundaries. It is noted that the application has not considered the 45 degree horizontal angle when measured from neighbouring principal windows. The site visit photographs, and photographs supplied by the occupant of number 68, clearly show the unacceptable impact a first floor development would have.

Local Plan policy DC1 requires development to be (amongst other matters), of a high quality, add value to an area, be designed to respect the site and its surroundings and promote a positive sense of place

and identity through its scale, height, density, layout, siting, landscaping, character and appearance. DC1 also requires development to protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution. It is clear that the proposal would not comply with the requirements of policy DC1 in terms of neighbour amenity impact.

Highways

The application proposes a bedroom extension. The dwelling would be changed from a two bedroom to a three bedroom house. The Council's adopted parking standards require two off-road parking spaces to serve a three bedroom property. The submitted Location Map shows the provision of a parking area at the front of the house, close to Draycott Road. A site visit revealed that a retaining wall has been removed and excavation works have been undertaken, in order to provide the off-road spaces which would be required by the Local Plan Appendix 2 parking standards. The works to provide the parking space had not yet been completed.

The issue here is that the excavation works required to form the parking area would require planning permission, and consent would also be required for the dropped kerb to allow safe access onto Draycott Road (C Class). Whilst planning permission has previously been granted for the formation of a parking area, this was back in August 2005 (reference 05/00760/FUL / SMD/2005/0591) with a 5 year commencement requirement. The Council's aerial photographs clearly show that the excavation works have not been carried out within the 5 year timeframe, (a photo image taken on 5.6.2021 shows work had not commenced). The works do not form part of the current submission therefore the current excavation works would appear to be unauthorised. It is clear to see on site that the excavation is relatively fresh. The application cannot therefore comply with the Local Plan parking requirements.

The Highways consultation response can be read in full within the 'Consultations' section of this report. A condition is suggested by the Highways officer to obtain details of the parking arrangement such as materials, dimensions and the vehicular access. However, the engineering works and the dropped kerb arrangement must be subject to a separate planning application approval and cannot be dealt with as part of this scheme as it has not been applied for.

The application therefore cannot be supported on highways grounds.

Coal (Low-risk area)

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within this report, the application cannot be supported due to neighbour amenity objections and the inability of the property to provide the required off-road parking standards.

OFFICER RECOMMENDATION : Refuse.

Case Officer: Lisa Jackson

Recommendation Date: 16.07.2025.

X *Jane Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council