

DELEGATED DECISION REPORT

SMD/2025/0252
Valid 28/05/2025

29 SOUTHWLOWE ROAD
CELLARHEAD

SUMMER HOUSE
OUTBUILDING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety
- Public Right of Way

DESCRIPTION OF SITE

The site comprises a detached render, brick and tile dwellinghouse and its associated curtilage, situated in the Cellarhead Ward. The site is within the Werrington Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of Southlowe Road. No. 31 Southlowe Road lies to the East and No. 27 Southlowe Road is situated to the South-West. The rear curtilage of the site adjoins the rear curtilage of No. 98 Moorside Road to the North-West and open greenbelt countryside land to the North. The Southlowe Road highway runs adjacent to the proposed site on the South.

It is noted that a number of properties within the street have been extended; however the established character of the street has been retained.

PROPOSAL

The proposed development comprises the erection of a summer house outbuilding in the rear curtilage of the dwelling. The proposed summer house would have a pitched roof, with a ridge height of approximately 3.60 metres and an eaves height of 2.60 metres. The summer house would have a depth of approximately 3.00 metres and would have a width of 6.00 metres. It would be constructed from timber shiplap boarding, rubber slate effect 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

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1978/0021 – Extension to house to form car port and two bedrooms. Approved.
SMD/2002/0102 – Garden outbuilding. Approved.
SMD/2002/0415 – Single storey rear extension and pitched roofs at ground and first floor levels. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 03/07/2025
Neighbour consultation period ends: 02/07/2025
Press Advert: N/A

Public Comments

One public comment has been received from the Ramblers, as follows:

On the definitive map It shows Cheddleton 51(a) going through several properties. I believe the route of the footpath has not been updated.
My conclusion is the footpath won't be an issue.

Town / Parish Comments

No comments have been received from Cheddleton Parish Council.

Staffordshire County Council Definitive Map and Spatial Information Officer

Rights of Way

The Definitive Map of Public Rights of Way for Staffordshire shows a public right of way adjacent to the application site. From the information submitted, it does not appear it will be directly impacted by the proposed development.

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 Cellarhead. 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 Cellarhead, 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, highway safety and the adjacent public right of way.

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 outbuildings should harmonise with the parent building. An outbuilding should respect the dominance of the original building and be subordinate to it in terms of its size and massing. It is important that outbuildings are designed and built in sympathy with the property which they serve. Ideally, materials and the roof pitch of the outbuilding would match those of the parent building.

The simple silhouette of the building with a simple pitched roof complements the host dwellinghouse, thus it is considered appropriate in this aspect of its design. The maximum and eaves heights of the summer house would clearly be lower than the parent dwelling, indicating that it would be subordinate to the parent dwellinghouse in this sense.

I note that although the outbuilding would be of a substantial footprint, any size footprint of an outbuilding is permissible under Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. This is provided that the total area of ground covered by buildings (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage. Therefore, the outbuilding would not compete with the proportions of the host dwelling, as it is clearly read as an outbuilding for the ancillary use of the host dwelling. Thus, it would be considered appropriate development in accordance with the Council's Design SPD.

Materials used in the construction of the proposed summer house outbuilding would not 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 and render used in the construction of the dwellinghouses. Timber shiplap boarding, rubber slate effect tiles and white UPVC have been used in the construction of the proposed outbuilding. I note that under Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, there are no regulations which set out that materials used in the construction of outbuildings need to be of a similar appearance to the host dwellinghouse. Although the use of timber shiplap boarding exterior would not compliment the materials on the host dwelling, it would have the appearance of a wooden shed which can be found in many rear gardens. Therefore, the materials which would be used are considered acceptable.

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.

Whilst the proposed summer house would be on the common boundary between the site and the neighbours at No. 27 Southlowe Road, it would not detrimentally impact their amenity. The approximately 17.39 metre distance between the proposed summer house and the rear elevation of the neighbouring dwelling would result in no breach of the 45 degree rule occurring. Thus, no detrimental shadowing or overbearing impact could occur as a result of the summer house. Furthermore, the approximately 2 metre high close boarded fencing along the common boundary between the site and the neighbours at No. 27 would aid in mitigating shadowing impact resulting from the proposed summer house.

The proposed summer house would be stepped approximately 14.10 metres off the common boundary between the site and No. 31 Southlowe Road. Thus, the distance between the proposed summer house and the neighbouring dwelling would eradicate any chance of overshadowing and there would be no breach of the 45 degree rule.

The approximately 12.20 metre distance between the proposed summer house and the neighbours at No. 98 Moorside Road would aid in preventing any shadowing / light amenity impact from occurring on these neighbours. Additionally, the approximately 2 metre high close boarded fencing and mature soft landscaping comprising the boundary treatment between the site and No. 98 would ensure that there is no overshadowing impact caused by the proposed summer house.

There would be no windows on the rear and side elevations of the summer house which would face the neighbours at No. 27 Southlowe Road or No. 98 Moorside Road, therefore no privacy amenity impact would occur for them. Furthermore, although there would be three large glazed features on the North-East facing front elevation of the proposed summer house, they would only face towards the rear section of the rear curtilage of No. 31 Southlowe Road and the open countryside land to the rear of the site. Therefore, no adverse privacy impact would occur upon any of the 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 outbuilding would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Additionally, 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 summer house would have no impact on highway safety, in

accordance with Policy T1.

Public Right of Way

The Council have received a comment from the Definitive Map and Spatial Information Officer at Staffordshire County Council, which states the following:

“The Definitive Map of Public Rights of Way for Staffordshire shows a public right of way adjacent to the application site. From the information submitted, it does not appear it will be directly impacted by the proposed development.”

Notably, the Council are only dealing with the application for a proposed summer house in the rear curtilage of the dwelling. As the Definitive Map and Spatial Information Officer has stated that the public right of way would not be directly impacted by the proposed summer house, it is not considered that impact on the public right of way would be an issue in this instance.

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: 08/07/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council