

DELEGATED DECISION REPORT

SMD/2025/0293
Valid 19/06/2025

34 HILLSWOOD DRIVE
ENDON

VARIATION OF CONDITION 2
IN RELATION TO
SMD/2024/0435

(FULL - MINOR)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site relates to a detached dwelling within an established residential area. The dwelling is set back from the road behind mature privacy hedges that screens the lower half of the principal elevation. The noticeable features of this 1960s property are the wide windows on the first floor, PVC white cladding and front extension that wraps around the full width of the side elevation. It fronts onto a generously sized off-road parking area. The land at the front of the house is relatively level but slopes down to the rear. There is a stream running alongside the rear boundary of the site. Beyond the stream are the rear gardens of the Greenfield Road properties which slope downwards towards the stream. There are currently gates to the property.

The application site is located within the Endon Village Development Boundary. Although there is a stream at the rear of the property, neither the dwelling nor its outside space are known to be within any identified flood zone (according to planning records).

During the site visit it was noted that construction had already begun.

PROPOSAL

The application seeks permission to vary condition 2 of the previously approved SMD/2024/0435. Condition 2 details the plans which have been approved and that the development must be carried out in accordance with these plans. Therefore, the application seeks to alter the design of the development.

The previously approved plans – 24-123-05C and 24-123-06C – show a two-storey rendered front extension, and a single storey flat roofed brick render side and rear extension, replacing an existing flat roofed front and side extension.

The plans submitted with this application – 24-123-05D and 24-123-06D – show a single storey front, side, and rear wraparound extension. The extension to the front extends to the same extent as the existing, although it is approximately 0.6 metres

taller, and the flat roof extends to the gable end. The two-storey element has been removed. Alterations are also made to the front, side, and rear elevations by way of replacement windows and black uPVC cladding to replace the existing green hung tile.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 139.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2024/0435. APPLICATION: proposed demolition of existing garage, erection of front, side and rear extensions and elevational alterations.
DECISION: APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired
Neighbour consultation period ends: Expired
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No real concerns other than consideration should be paid to the potential overlooking into the property to the rear of No.34 Hillswood due the significant level differences

existing on site and it is noted while no obvious building line exists the dominant front extension extends close to 3m from the extent of the original dwelling.

Staffordshire County Council Highways

Conditional:

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) within the front garden has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained 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.

OFFICER COMMENTS

Principle of Development

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. The application site is located within the Endon Village Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and 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, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. In this case, the proposed alteration to the previously approved plans reduce the impact on the host building by removing the two storey front extension, and instead replacing the existing single storey front extension with one similar in design. In terms of materials, the black upvc cladding as a replacement for the green hung tile is acceptable as other properties in the area have since replaced the hung tile with similar horizontal upvc cladding in various colours, such as white or brown. As such, the proposed changes are subordinate and in keeping with the host dwelling and character of the surrounding area.

Whilst the flat roof is regrettable, it is single storey and not prominent in the street scene. Furthermore, there are flat roofed elements on the existing building and approved scheme. Similarly with the introduction of the render. The extension of the canopy over the ground floor window areas somewhat odd and will shade the window, but overall is considered insufficient to sustain a refusal on design grounds.

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 proposed alterations in design over the previously approved plans would not change the impact in amenity of neighbours, as the proposed extensions would not be all single storey. Therefore it is considered acceptable in terms of design.

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 can accommodate the required vehicular parking, in line with Appendix 2. A parking plan has been provided, showing three spaces accommodated within the site. therefore the proposed development complies with Policy T1 and is acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

On balance, the proposed alterations to the previously approved plans would not have a greater adverse impact on highway safety, design, amenity or the street scene. Therefore the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 13/08/2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

