

DELEGATED DECISION REPORT

SMD/2025/0314
Valid 01/07/2025

31 SOUTHWOWE ROAD
CELLARHEAD

PROPOSED SINGLE STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

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. 1 The Oval lies to the East and No. 29 Southlowe Road is situated to the West. The rear curtilage of the site adjoins 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 consists of a single storey rear extension. An existing conservatory to the rear of the dwelling would be demolished. The single storey rear extension will allow for a larger kitchen / dining / living area. The single storey extension would have a flat roof, with a maximum height of approximately 2.92 metres measured externally from natural ground level. The extension would project beyond the rear elevation of the original dwelling by approximately 4.88 metres. It would taper along the boundary line, having a width of approximately 4.29 metres where it joins the rear elevation of the host dwelling and 5.40 metres to the rear. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse, including brick, flat roofing material 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

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 07/08/2025
Neighbour consultation period ends: 06/08/2025
Press Advert: N/A

Public Comments

One public comment has been received from the neighbours of the site, as follows:

“After a conversation with the applicants my concern is the light restriction that could be placed upon my main living room patio doors as the extension would extend around 1 -1.5 meters beyond the external wall of my property. This is already a low lighted room with a considerable temperature difference thus I am concerned about the potential of the sunlight/ ambient light being blocked from a westerly direction. Perhaps a solar study could be carried out to determine if this would be an issue or not.”

Town / Parish Comments

No comments have been received from Cheddleton Parish Council.

Ramblers Association

P.R.O.W Cheddleton 51(a) shows on the definitive map going through the property which I believe has never been altered.

I think this path should not affect 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 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. 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.

The proposed rear extension would be single storey, therefore the maximum height of the extension would be set down from the parent building. Thus, it would be considered appropriate development in accordance with the Council's Design SPD. I note that the rear extension would clearly be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling.

The proposed rear extension would have a flat roof. Although flat roof extensions are generally discouraged in the adopted Staffordshire Moorlands Design Guide SPD, it is considered that the rear extension would not form a prominent addition in the area and when viewed from the street scene. It would barely be visible from the public domain due to it being located to the rear of the dwelling.

Notably, the proposed single storey extension is of a contrived design in terms of its side wall, which follows the tapering boundary between the site and No. 1 The Oval. The extension progressively becomes wider and more prominent as it tapers to follow the boundary line. This is considered to be incongruous and uncharacteristic of the host dwelling and surrounding dwellings. This being said, the rear extension would not be visible amongst the street scene, due to the layout of the housing. It would also be positioned almost wholly behind an existing two storey side extension, which in itself fails to compliment the character of the host dwelling, and is the most prominent addition to the dwelling. As it would not be visible from the wider public domain, no street scene harm would be caused from the proposed extension.

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. Brick, flat roofing material 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 street.

On balance, although the proposed rear extension would conflict with the Design Guide SPD in terms of its flat roof, its minimal visibility from the wider public domain would not result in a visually harmful addition to the dwelling. It is therefore considered acceptable in this case.

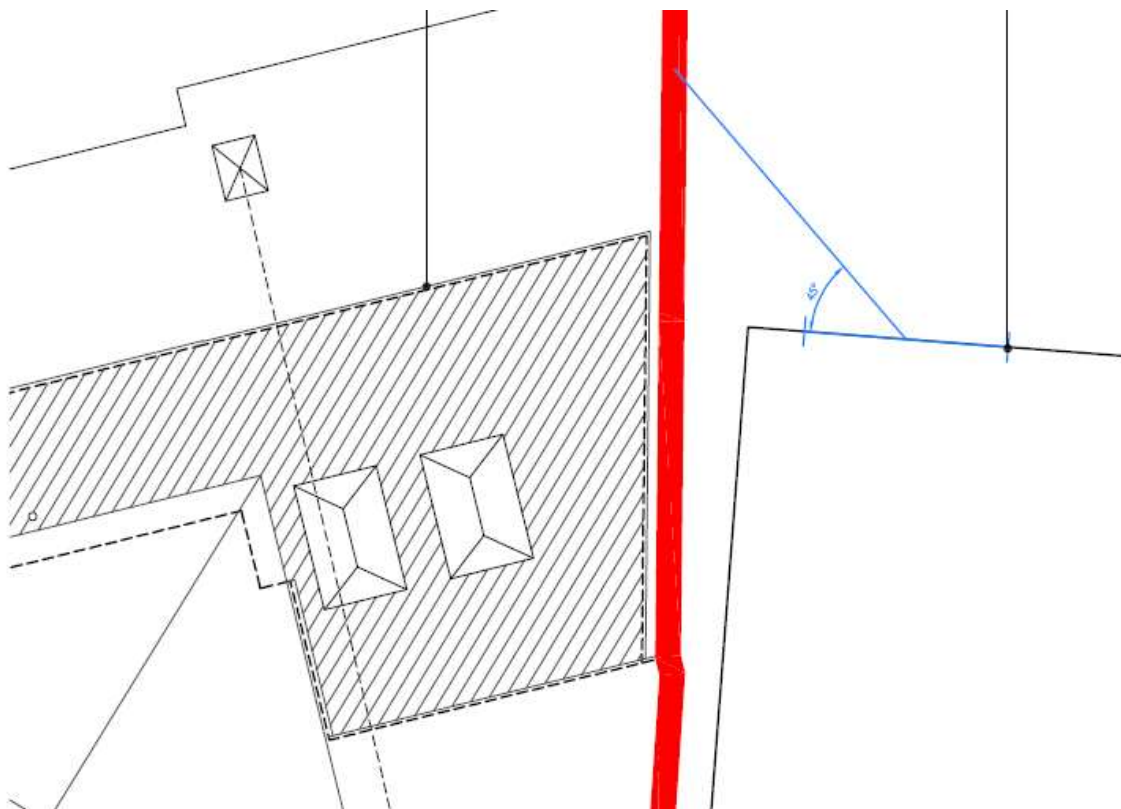
The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

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. 1 The Oval to the East and No. 29 Southlowe Road is situated to the West. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides of the site.

The proposed extension would predominantly run adjacent to the side elevation of a single storey rear extension at No. 1 The Oval. It would only protrude beyond the rear elevation of this neighbour's extension by approximately 1.16 metres. The neighbours at No. 1 The Oval have commented on the application, expressing concern regarding the proposed extension leading to loss of light into their main living room patio doors. A 45-degree line assessment has been undertaken, to establish whether there would be a detrimental impact on the neighbours' light amenity into this habitable room. A 45-degree line plan has been submitted to the Council, as follows:



As demonstrated by the plan submitted, it is clear that no habitable rear fenestration would be impacted, as there would be no breach of the 45-degree rule to the closest

rear patio doors. Therefore, the light amenity of the neighbours' at No. 1 The Oval would not be adversely impacted by the proposed extension.

The proposed single storey rear extension would be sufficiently stepped off the common boundary and tucked behind an existing single storey rear extension, meaning that there would be no breach of the 45-degree rule to the closest fenestration at No. 29 Southlowe Road. An approximately 1.8 metre high boundary close boarded fence sits on the common boundary between the site and No. 29, which would additionally aid in mitigating any shadowing cast as a result of the erection of the proposed rear extension. The removal of an existing conservatory will

There would be no windows on the side elevations of the proposed extension which would face towards the neighbours at No. 1 The Oval. Although a floor to ceiling window would be added into an original side elevation facing towards No. 29 Southlowe Road, this window would be at ground floor level. The approximate 1.8m metre close boarded fence sitting on the common boundary between the site and No. 29 would provide an effective barrier to mitigate any overlooking as a result of the proposed window. Therefore, it is clear that the privacy amenity of both neighbouring dwellings would not be impacted as a result of the proposed development.

Overall the extension does not raise any residential amenity concerns.

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

The comments of the Ramblers Association are noted, commenting that the extension will not interfere with public right of way 51 (a).

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: 18/08/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council