

DELEGATED DECISION REPORT

SMD/2025/0304
Valid 26/06/2025

**36 THE GABLES CAVERSWALL
ROAD
BLYTHE BRIDGE**

**PROPOSED FIRST FLOOR SIDE
EXTENSION.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways (including Public Right of Way)
- Trees
- Coal (low-risk area)

DESCRIPTION OF SITE

A large, detached, white rendered dwelling sat within a large plot of land. The dwelling benefits from off-road, private parking, gardens and patio areas. There are a number of protected trees around the perimeter of the plot. Public Right of Way Forsbrook 4(a) runs alongside the south eastern boundary.

For the purposes of planning policy consideration, the application site is located within the Blythe Bridge Development Boundary. The site is also within a low-risk coal development area.

PROPOSAL

A side extension to form an en-suite and walk-in wardrobe which would be accessed directly off one of the existing bedrooms. The extension would have a gable style roof and two eaves intersecting, pitched roof dormers to match those of the existing house (one at the front and one at the rear). The extension would be finished with render and have a blue/grey tiled roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
NE2	Trees, Woodland and Hedgerows
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2 Achieving sustainable development
- 4 Decision making
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed places
- 15 Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Press Advert: Leek Post and Times. Expired.

Public Comments

No representations received during the statutory consultation period.

Forsbrook Parish Council

No representations received during the statutory consultation period.

Trees (SMDC)

Summary: No objection, no conditions requested.

There are numerous trees on site, several of these protected under TPO No. SM.252.

The proposed first floor (described as second storey on the application form) side extension would not increase the dwelling footprint, and would be built upwards of an existing ground floor element of the building. There would be no impact on any tree roots. There are no tree crowns overhanging or immediately adjacent to the space the proposed extension would occupy, so no requirement to prune or remove any trees to accommodate the development.

The new living space would have or create no worse a relationship with surrounding trees in terms of shading and outlook than existing first floor rooms/windows and is anyway proposed as non-principal habitable rooms i.e. en-suite and wardrobe; therefore, there are no grounds for concern that the proposal would create undue pressure for tree removal or lopping.

In conclusion the proposed development would have no adverse direct or indirect impact on existing trees, and I have no objection to this application. No temporary tree protection conditions are considered necessary in this instance.

Highways (Staffordshire County Council)

Recommendation Summary: Acceptance

Site Visit Conducted on: 07-Jul-2025

Personal Injury Collisions

Current records show there were no Personal Injury Collisions on Caverswall Road within 43 metres either side of the access road between 30/12/2019 and 29/12/2022. The access road is private, Staffordshire County Council do not hold accident records on private roads.

Background

The property is located on a private access road off Caverswall Road. Caverswall Road is a C classification road (Road No. C0191), it is subject to a 30mph speed limit and benefits from streetlights and a footway. Public footpath Forsbrook 4(a) runs along the southeastern boundary of the property.

Description of Proposal

Proposed second storey side extension.

Comments on Submitted Information

The proposal is for the construction of a second storey extension to the side elevation of the property. The extension will be above the existing boot room and utility and will create an ensuite and walk in wardrobe to one of the bedrooms. The property footprint will remain at 4 bedrooms. It is considered the proposal will not have a detrimental impact on the adopted highway and therefore there are no objections (SMD/2025/0304).

Notes to Planning Officer

The access drive off Caverswall Road is a private drive. The red outline plan does not connect with the adopted highway.

Peak and Northern Footpaths

We note that the Public Right of Way Forsbrook 4(a) is close to the proposed site. The use of any PROWs, and the safety of users must not be affected by the development, nor during the work taking place. This comment is made on behalf of Peak and Northern Footpaths Society, a registered charity which exists to protect and improve public rights of way for use by walkers. Nothing in this response should be taken to imply the Society's support for the development.

Rambler's Association

P.R.O.W Forsbrook (4a) runs past the rear of the building and is a well-used path. the proposed development must not interfere with the public use of the path.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Blythe Bridge as a 'Larger Village.' Within the larger villages, a range of developments can be supported (subject to all material planning matters being satisfied). In this instance there are no 'in principle' objections to a domestic extension.

Design and visual impact

No objections in terms of design and visual impact. The extension would be finished with a render to match that of the existing house. Roof tiles would also match those of the existing house. A suitably worded planning condition could be used to secure the materials. Whilst recessed walls and lower-level ridgelines are generally sought for domestic additions, it is not considered essential in this case. The extension is simply continuing the form of the existing house, with this wing having a lower ridge line than the part of the house containing the two lounges and two bedrooms above. In this particular case there would be no design benefit to lowering or setting back the upper floor accommodation, the resultant roof slope and wall breaks (setbacks) would look odd, fussy and unnecessary.

There would be no visual harm to the area because of this addition. The dwelling sits in a large plot with generous boundary screening. Any views of the addition outside of the site are not a concern, this is a simple domestic extension to a domestic dwelling.

Neighbour amenity

There are some dwellings within the vicinity of the application site however none are close enough to result in any adverse neighbour amenity impact.

Highways / Public Right of Way (PROW)

No highways related concerns. The application does not propose any additional bedroom space, therefore not triggering consideration of the Local Plan parking standards. In any case, the existing parking area is large enough to accommodate many vehicles and the development will not result in a loss of any available parking space.

The development will also not result in any adverse impact upon the adjacent PROW. The Ramblers' Association and Peak and Northern Footpaths representatives have not forwarded any objections to the plans. In the event of the application being approved it would be reasonable to add an informative note to the decision notice to remind the applicant/developer of their responsibilities relating to development and footpath impact.

Trees

The detailed comments from the Council's Arboricultural officer can be seen within the 'Consultations' section of this report. Whilst there are a number of Tree Preservation Orders on the site, the proposed development will not have any adverse impact upon them. The Arboricultural officer also comments that the trees would not result in any unsatisfactory living conditions, he concludes that there are no objections and no conditions are requested.

Coal 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 in the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 21.08.2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council