

DELEGATED DECISION REPORT

SMD/2025/0123
Valid 10/03/2025

6 ROOKERY CRESCENT
CRESSWELL

PROPOSED EXTENSION TO REAR
OF EXISTING DWELLING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Footpath
- Highways

DESCRIPTION OF SITE

A semi-detached, brick and tile, two-storey, hipped-roof dwelling orientated to face towards the north. The house is raised from the level of the road and there is an off-road parking area at the front. To the rear of the property, there is a garden and patio area. Boundaries at the rear are mainly marked with fencing.

For the purposes of planning policy consideration, the application site is located within the open countryside, outside of any settlement boundary. The site is not within the Green Belt nor Conservation Area. There are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

A single-storey, rear extension with extremely shallow-pitched roof containing two rooflights. The extension would be constructed using brick and would allow the formation of a living, dining, kitchen area. Internal alterations would see the existing kitchen area becoming a Wc and utility area. The kitchen would be relocated to the area currently used as a lounge; the extension would then open up this area. Outwards opening French doors would allow access from/to the living/kitchen/dining area and garden area.

It is noted that the 'As proposed' plans show the addition of a canopy roof spanning the width of the principal elevation. The canopy roof is already in place and does not form part of this application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS10	Other Rural Areas Area Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Staffordshire Moorlands Design Guide

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

Checkley Parish Neighbourhood Development Plan

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0210 Creating a crossing for vehicle/s to gain access to property (dropped kerb).
Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.
Leek Post and Times. Expired.

Public Comments

None.

Checkley Parish Council

Checkley Parish Council (CPC) are of the opinion that the proposal appears to be sound provided it is in keeping with neighbouring property and there are no local objections and it conforms with planning policies as defined in the Checkley Parish Neighbourhood Development Plan and the Staffordshire Moorlands District Council Core Strategy and the National Planning Policy Framework and the observations of the SCC Spatial Information Officer are taken account of regarding the Public right of way. However the Application is lacking sufficient information to make a definitive decision and the Applicant should be requested to provide the following required information. A design and access statement detailing the design, choice of materials and general appearance and layout of the building.

Peak and Northern Footpaths

We note that the Public Rights of Way Draycott in the Moors 19 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 Draycott in the Moor 19 runs down the rear side of the property. This path must not be affected in any way.

Staffordshire County Council Public Rights of Way

The Definitive Map of Public Rights of Way for Staffordshire shows a public right of way along the access route to the application site. However, from the information submitted, it does not appear it will be directly impacted by the proposed development. Staffordshire County Council has not received any application to add to or modify the Definitive Map of Public Rights of Way in that vicinity.

The possibility of the existence of a currently unrecognised public right of way, makes it advisable that the applicant pursue further enquiries and seek legal advice regarding any visible route affecting the land, or the apparent exercise of a right of way by members of the public.

The following should be brought to the attention of the applicant and noted in the planning consent if granted:

Public Footpath No.19 Draycott in the Moors Parish runs along the access lane to the application site, south of the proposed development (occupying the full width of the lane between boundaries). The granting of planning permission does not constitute authority for any interference with the public right of way and associated items - or its obstruction (temporary or permanent). This is the case both during the building stage or once the development is completed should the permission be granted. The term obstruction, in this context, applies to items such as gates or stiles which are regarded as licenced obstructions which must be sanctioned by the highways authority, and also to any vehicles parking on the right of way, including those associated with construction.

NPPF 104. states that: Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails. Where private rights exist that allow the use of vehicles along a footpath, drivers of vehicles must give way to pedestrians. In the absence of private rights, driving a vehicle on a public right of way is a criminal offence. It is important that users of the path are still able to exercise their public rights safely and that the path is reinstated if any damage to the surface occurs as a result of the proposed development.

Staffordshire County Council Highways Recommendation Summary: Acceptance

Personal Injury Records

Current records show there were no Personal Injury Collisions on Rookery Crescent within 50 metres either side of the property from 30/12/2019 to 29/12/2022.

Background

The property is located on Rookery Crescent (Road No. D2175) a D classified road with a speed limit of 30 mph. Rookery Crescent serves residential dwellings and has footways and street lighting. Public footpath Draycott in the Moors 19 runs along the rear of the property. The property has 3 bedrooms and off highway parking (driveway).

Proposal

Proposed extension to rear of existing dwelling.

Comments on Information submitted

The proposal is for the construction of a single storey extension to the rear elevation of the property to form a living and dining room. Given the proposed extension is at the rear of the property it does not adversely affect the current parking arrangement. The proposal will therefore not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2025/0123).

OFFICER COMMENTS

Principle of Development

The application site sits within the open countryside, outside of any settlement boundary. Local Plan policy SS10 supports extensions to dwelling in principle '*provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.*' The dwelling has previously benefitted from a porch extension at the front of the house, no other additions were evident. The flat roof part of the dwelling (single-storey, to the rear) appears to be original, there are a number of houses along this part of Rookery Crescent which still have the flat roof sections.

Design and visual impact

There are no design objections to the application. It is noted that the scheme has been amended since the initial submission, which reduces the footprint and height of the addition. The reason for this was not only to secure design improvements, but also for reasons of neighbour amenity impact (which will be discussed later in the report). Whilst the elevations drawing does not have any written annotations to confirm matching brickwork, the 3D visual and application form shows this to be the intention. A suitably worded condition could be added to secure matching materials, in the event of the application being approved. Tiles were proposed for the roof however, now that the scheme proposes a very shallow-sloping roof it is unclear whether this can be/is still the case, or if another roof covering would be required. A further materials condition could secure these details.

There are no objections to the size of the extension, it would have a subordinate relationship with the existing house. The proposed living room, side wall projects beyond the side wall of the main house, this is already the case with the original flat roof section and from the front and side views, the relationship with the main house will remain very similar.

There will be some visual impact beyond the application site. The extension will be viewed from some neighbouring properties and views may also be possible from the Public Right of Way to the rear of the property. There are no concerns regarding visual impact, this is a simple householder extension within a residential area which has seen extensions added to numerous properties.

Neighbour amenity

The extension would breach the 45-degree horizontal angle from the nearest ground floor, rear, principal window, of number 5 Rookery Crescent. This was the case with the original scheme. The applicants are aware of this and as such they have now designed an extension which complies with Class A permitted development rights. Although the extension does have an impact upon the attached properties rear principal window, a significant material planning consideration is in fact that this scheme no longer requires planning approval.

Footpath

Public Right of Way 'Draycott in the Moors 19' runs to the rear of the dwelling along the rear of a number of other Rookery Crescent properties within the same row. The proposed extension will not have any impact upon the public right of way once it is built, however an informative is recommended to remind the applicant(s)/developer(s) of the requirement to keep the PROW open at all times

Highways

Detailed comments from the County Highways officer can be found within the 'Consultations' section of this report. the Highways officer has no objections and there are no suggested conditions.

CONCLUSION / PLANNING BALANCE

There are no objections to the principal of an extension at this property. There are no design, highways or public right of way objections. Whilst there would be a breach of the 45 degree horizontal angle taken from the adjoining neighbour's property, the extension has been designed comply with Class A domestic permitted development rights which is a significant, material planning consideration.

The comments from the Parish Council are noted in which it is stated that the applicant should provide a Design and Access Statement, details of materials and general appearance and layout of the building. This is a householder planning application, Design and Access Statements are not required. Details of materials are referenced on the application form and as stated within the report, suitably worded conditions can secure the details. Materials conditions are very frequently used. The general appearance and layout of the building is clearly shown on the submitted plan.

OFFICER RECOMMENDATION : Approve.

Case Officer: Lisa Jackson

Recommendation Date: 21.08.2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council