

## DELEGATED DECISION REPORT

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**SMD/2025/0309**  
**Valid 27/06/2025**

**4 HAZELHURST DRIVE**  
**CHEDDLETON**

**PROPOSED TWO STOREY**  
**REAR EXTENSION**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Impact on character and appearance
- Impact on the amenity of neighbours

### DESCRIPTION OF SITE

A detached two storey red brick dwellinghouse. The dwelling is gable fronted with a full pitch roof. The dwelling's southeast facing side elevation is built right up to, within 2m, of the curtilage boundary of the dwellinghouse that is shared with No 2 Hazelhurst Drive.

### PROPOSAL

A two-storey addition (height exceeding 3m) that would extend 3.7m from the rear wall of the dwelling. The addition would span the full width and height of the rear elevation. The addition would have a full pitch roof that would match and extend from the dwelling's original full pitch roof.

On the planning officer's request, a revised plan has been submitted that omits a first-floor French door window with a Juliet balcony and replaces it with a conventional bedroom window that matches that of the existing.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Local Plan (adopted 9<sup>th</sup> September 2020)

SS1 Development Principles  
SS2 Settlement Hierarchy  
SS8 Larger Village Area Strategy  
DC1 Design Considerations  
T1 Development and Sustainable Transport

#### SMDC Design Guide SPD

#### SMDC Space About Dwellings SPG

#### National Planning Policy Framework

### SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

04/01173/FUL Front porch and canopy. APPROVED.

SMD/2025/0215 Certificate of lawfulness for a proposed two-storey rear extension.  
REFUSED.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 6<sup>th</sup> Aug 2025

Neighbour consultation period ends: 6<sup>th</sup> Aug 2025

Press Advert: N/A

### **Public Comments**

None

### **Town / Parish Comments**

Cheddleton PC: No response within consultation period

## **OFFICER COMMENTS**

### **Principle of Development**

The application site is located within Cheddleton, defined in the Local Plan as a 'larger village'. Here the Local Plan area strategy policy SS8 applies. The strategy makes provision for well-designed householder development to meet local housing needs.

### **Design and Impact on Character and Appearance of the Area**

The proposed addition would be to the rear of the property, largely concealed and enclosed from public view. The addition would conceal and replicate the existing full rear elevation but extend it a further 3.7m to the rear.

Hazelhurst Drive slopes up from south to north placing the applicant's dwelling on elevated ground in comparison to Church Hill Avenue to the south and Botham Drive to the rear and east. There are views from Church Hill Avenue of the dwelling's rear elevation apparent above the roadside bungalows (see below).



And from Botham Drive to the east (see below).



The footprint positions of the dwellings in the row and adjacent to the dwelling, either side, are stepped or staggered, the dwelling to the south, at No 2, has its rear elevation stepped behind that of the applicant's, while the rear elevation of the dwelling to the north, at No 6, is stepped forward of the applicant's. The dwelling to the south has been extended to the rear, with a large ground floor flat roof addition. The dwelling to the north has a two-storey gabled addition that extends from the rear.

Within that context, it is not considered that the new rear elevation of the applicant's dwelling, set 3.7m further to the east, would appear unduly prominent or intrusive from the lower ground levels of the surrounding roads or dwellings. By replicating the form of the existing rear elevation there would be no impact on the character and appearance of the area.

The additions would not alter the form or shape of the original dwelling. The development would not therefore have any adverse impact on the character and appearance of the area or local distinctiveness. To comply with design policies DC1 of the SMDC Local Plan and the SMDC Design Guide SPD, development that enlarges and extends a building should be respectful and subordinate to the form, scale and character of the original host dwelling. In these regards there would be no conflict with these policies.

### **Impact on Amenity**

The two-storey addition would extend 3.7m from the existing rear wall. The addition's south facing side wall would abut the boundary shared with no. 2 to the south and have proximity to the neighbour's side wall to the north at no. 6.

At no 2, the neighbour's ground floor outlook is brought forward of the rear elevation with a large flat roof extension. The applicant's new rear elevation, and the side wall of the development, would not extend beyond the neighbour's ground floor rear

elevation. At first floor the nearest adjacent window is an obscure glazed bathroom window. The plans mark on and demonstrate that a horizontal 45 degree sight line from the first-floor bedroom window on the other side of the neighbour's elevation would not be obstructed or obscured.

At the rear, the neighbouring bungalow on Botham Drive has a rear garden boundary that backs on to the applicants. The bungalow and its garden are at a much lower level than the applicant's plot. While the new rear elevation would move a further 3.7m toward that boundary, there would remain 14m of garden depth to the boundary and a total of some 33m to the bungalow's rear elevation that is largely obscured by an existing outrigger that presents to the rear boundary with a blank brick gable.



The neighbour's garden at the rear of the applicant's would not be anymore overlooked from the new bedroom windows than it currently is by the bedroom windows at no. 6 Hazel Hurst Drive.

Originally, the application proposed the introduction of a first-floor French door and Juliet balcony within the new rear elevation. That would have provided a larger opening that would have afforded more of a view from within the room and give the opportunity to lean out somewhat against the barrier. Moreover, there is also a matter of how the French window would have been perceived and the statement that it would make to surrounding neighbours, particularly those with gardens and properties at a lower level, at the rear, that would have their neighbour's first floor windows brought a further 4m toward their property - essentially the introduction of such a window could be considered provocative.

An amended plan has therefore, been received that omits the French door and Juliet balcony and replaces it with a conventional regular bedroom window that matches the original.

Overall, and particularly following the receipt of a revised plan, the development would not have an unacceptable impact on the amenity and living conditions of neighbours. There would be no conflict with policy DC1 of the Local Plan in these regards.

### **Highway Safety**

According to submitted plans bedroom numbers would remain at three and the end to end driveway space at the front and side of the dwelling would not be affected, already providing two parking spaces.

**CONCLUSION / PLANNING BALANCE**

Acceptable householder development that would not harm the character and appearance of the area or the amenity of neighbours. There would not be any conflict with the development plan policies listed above.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Ben Hurst**

**Recommendation Date: 21/08/2025**

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Signed by: Jane Curley

**On behalf of Staffordshire Moorlands District Council**