

DELEGATED DECISION REPORT

SMD/2025/0272
Valid 09/06/2025

**79 WINDERMERE CAVERSWALL
ROAD
BLYTHE BRIDGE**

**PROPOSED EXTENSION TO REAR
(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Coal area
- Highways

DESCRIPTION OF SITE

A semi-detached dwelling sat within a generously sized, rectangular-shaped plot of land on the western side of Caverswall Road. The property benefits from a rear garden, patio area, and a long driveway on the southern side of the plot, running adjacent to the fence panel boundary with number 77 Caverswall Road.

For the purposes of planning policy consideration, the application site is located within the Blythe Bridge Development Boundary. The site is not within any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered. It is noted that the site is within a low-risk coal development area.

PROPOSAL

A ground floor side/rear extension to provide a bedroom and ensuite. The extension would be constructed using brickwork to match that of the existing house, it would have a GRP flat roof and white upvc windows and doors. The works would involve the demolition of a flat roof structure (appears to be a previous extension), which is constructed using large glazing panes and low-level brickwork. Almost half of the detached outbuilding would have to be demolished to make way for the extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS8	Larger Villages Areas 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. 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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

No representations received during the statutory consultation period.

Forsbrook Parish Council

No representations received during the statutory consultation period.

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 development.

Design and visual impact

The proposal is a brick built, flat roof extension to form a bedroom and ensuite. The extension would have a subordinate relationship with the main house due to it being single-storey and having a modestly sized footprint in relation to the existing dwelling. The proposed use of matching brickwork is welcomed. Whilst pitched roofs are generally preferred over flat roof arrangements, it is borne in mind that although the extension would have a slightly larger footprint, it would replace an existing flat roof building/extension and will not result in any valley drainage or awkward attachments to the sloping utility roof. The extension will be viewed in the context of the existing house which has varying roof styles.

Visual impact beyond the application site would be limited. The extension would be seen from within the grounds of the property to the south, number 77 Caverswall Road. Whilst part of the addition might be viewed from the highway, it will not be a visually prominent feature, much of the addition would be screened from roadside view by the kitchen box-bay window and the two-storey gable (sitting room at ground floor level).

Subject to the addition of a materials condition, the design of the extension is considered acceptable in this instance.

Neighbour amenity

Whilst the addition would be seen from within the grounds of number 77 Caverswall Road, it will not result in any adverse neighbour amenity impact. Only a small ensuite window would face towards number 77, this replaces the existing larger extent of glazing and a door which has the potential to

cause more direct overlooking. New French doors would be inserted into the rear elevation of the extension; this raises no issues as they face directly towards the applicants own garden area.

The proposal would not impact upon any other property.

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.

Highways

It is unknown how many bedrooms the property currently has. This scheme would see the addition of a further bedroom. The council's adopted parking standards requires 3 off-road parking spaces for dwellings with 4 bedrooms or more. It is clear that the property can provide 3 spaces due to the length of the driveway.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 29.9.2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council