



From: Megan Atkinson
Sent: 09 September 2025 15:38
To: Reuben Berriman
Subject: RE: 2417 | Re: SMD/2025/0180 - 1 Brookfields Road, Ipstones

Reuben,

The alterations to the sliding sashes in the bay window is noted and this would be a more traditional opening mechanism.

However, the projection of the flat roof extension forward of the gable end would still be visually prominent. Even though this extension is 1-storey and subordinate in height to the principal building, its flat roof form and large expanses of glazing would create a stark visual contrast to the surrounding built form (i.e. typically pitched roofs) and traditional palette of materials.

Due to the corner plot location at the junction of roads, this plot and side garden which the extension would project into is quite visually prominent in this part of the Conservation Area and also in close proximity to views and appreciation of The School House (Grade II listed). It is noted that the CGI rendered viewpoints have been created to illustrate that the extension would be screened by the existing vegetation around the site, particularly when looking northwest along Brookfields Road towards the site. However, the image rendering has been produced in the height of summer will full coverage by the vegetation, whereas this would be much more visually prominent in winter months with reduced vegetation. But irrespective of this, there would be limited means of controlling the

screening of the development and screening the visibility of a development that would otherwise be considered inappropriate design should not be considered a reason for approval.

The form and appearance of the flat roof extension would still be at odds and incongruous to the overriding traditional and vernacular built character of properties within the Conservation Area and the suggested stepping in of the extension would help to minimise this harm.

The comments in regards to viability are noted, but I'm afraid this would not be a material consideration in this instance as the optimum viable use for the building would be a residential dwelling and the building could still be used as a dwelling without the proposed extension so this would not be justification in terms of achieving the optimum viable use under par.215 of NPPF.

The below email and additional CGI imagery have not altered our view from a conservation perspective, and we would still maintain an objection from a conservation perspective. As outlined in previous conservation comments, the proposed alterations to the front elevation do not balance or outweigh the level of harm caused by the proposed flat-roof extension.

Kind regards,

Megan Atkinson Conservation Officer

(She/Her)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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You will appreciate that the above is an informal opinion of an officer based on the information provided and does not constitute a formal determination under the Planning Acts.

From: Reuben Berriman _____
Sent: 20 August 2025 15:44
To: Megan Atkinson _____
Cc: SMDC Conservation _____
Subject: FW: 2417 | Re: SMD/2025/0180 - 1 Brookfields Road, Ipstones

Hi Megan,

Please see the email attached for the sash plans, as well as the agent's response to the Conservation comments.

Kind regards,

Reuben Berriman Trainee Planning Officer

(He/Him)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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Subject: Re: 2417 | Re: [SMD/2025/0180 - 1 Brookfields Road, Ipstones](#)

Hi Reuben,

Thank you for your email.

The new bay window will have sliding sash windows. I have attached a revised elevation confirming this, for the avoidance of doubt.

We note the Conservation Officer's comments regarding setting back the glazed flat roof addition. To clarify, the proposed new kitchen space sits within the existing courtyard area and is read as a subordinate addition, not a prominent forward extension. Could you please advise how much of a set-back is being suggested?

The scheme has already been carefully designed to minimise visual impact, including refining the proposed materials to ensure the extension blends appropriately with the host building. Given its largely screened location and flat roof design, we do not consider the addition to be visually prominent from the road or surrounding viewpoints.

Further setting back the extension would materially reduce the usability of the kitchen space, undermining the functional requirements of the scheme, without offering any meaningful additional reduction in visual impact. On this basis, we believe the proposal as submitted strikes the right balance between preserving the character of the conservation area and meeting the client's needs, and we would kindly request that the current design be supported.

I am happy to discuss further, and have just left you a voicemail if you would like to talk through these matters.

Kind regards,

Sarah

Sarah John | Architect

for and on behalf of ctd architects



Christopher Taylor Design Ltd. Registered address: Clerk Bank House, Clerk Bank, Leek, Staffordshire, ST13 5HE, Registration No. 2270419

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Subject: RE: 2417 | Re: SMD/2025/0180 - 1 Brookfields Road, Ipstones

Hi Sarah,

I hope you are well. I have just had updated Conservation Officer comments. They maintain an objection from a conservation perspective, but recommend the following:

- Set back of the glazed flat roof addition to minimise its visual prominence
- Alteration of the windows to the reinstated bay to be sliding sash mechanism

Having had a meeting with the Conservation Officer and my manager yesterday, we feel that if these minor alterations to the scheme are made, then my recommendation would be to approve.

I am still yet to hear anything from SCC Highways, but I have sent the updated plans across to them, as well as some more photos I took the other day, and so anticipate a response soon.

Many thanks,

Reuben Berriman Trainee Planning Officer

(He/Him)

Development Services

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Subject: 2417 | Re: SMD/2025/0180 - 1 Brookfields Road, Ipstones

Dear Reuben

Further to your recent correspondence regarding the proposed porch and front boundary at The Old Post Office, we have prepared **Drawing AL17 - Front Boundary (South Elevation)** as an overlay of the existing and proposed layouts. This clearly demonstrates that there will be **no encroachment into the adopted highway** and that the proposed wall will be constructed on the line of the **existing dust bricks**, entirely within the applicant's boundary.

We also confirm that the revised porch dimensions remain fully within the existing footprint, ensuring no projection into the highway.

The proposed wall will provide a modest degree of enclosure and protection for those entering the front door.

For context, we have also re-attached the historic photographs which show that the location of the wall or fence that previously existed, consistently set back from the carriageway and aligned with the existing dust bricks - as well as the house 'as existing'. These images demonstrate that the proposed works will reinstate a historic boundary feature rather than introduce any new projection toward the highway.

We trust this addresses the concerns raised and provides the clarity required, but please let us know if you require any further information or amendments.

Kind regards,

Sarah

Sarah John | Architect

for and on behalf of ctd architects



| w: www.ctdarchitects.co.uk

Christopher Taylor Design Ltd. Registered address: Clerk Bank House, Clerk Bank, Leek,
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From: Reuben Berrimank >[\[redacted\]](#)
Sent: Tuesday, August 05, 2025 12:07
To: Sarah John <[\[redacted\]](#)>
Subject: FW: SMD/2025/0180 - Request for proposed site block plan.

Hi Sarah,

Please see below the email from Tracy Lunn at SCC Highways.

I note from the historic photos that the property historically had a front wall, which has since gone, and it now appears the highway is closer to the house. I think it would be helpful for SCC Highways to see the historic extent of the wall and the relation of the new wall with the existing extent of the highway, so they can establish the highways impact.

Many thanks,

Reuben Berriman Trainee Planning Officer

(He/Him)

Development Services

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From: Lunn, Tracey (E,I&S) **Sent:** 28 July 2025 16:23
To: Reuben Berriman **Subject:** FW: SMD/2025/0180 - Request for
proposed site block plan. _____

Hello Reuben,

SMD/2025/0180 - The Old Post Office, Brookfields Road, Ipstones - External alterations and extension to existing dwelling.

I am working on the revised proposal SMD/2025/0180. I had concerns regarding the potential for the construction of the porch and dwarf wall/fence to encroach into the adopted highway and wanted to ensure this is not the case. The proposed porch is wider across the frontage and narrower in depth than the existing porch, so I sent an email concerning this on 02/05/2025 requesting a plan showing the proposed changes to the front elevation and the location of the wall (showing dimensions and scale plan).

I note the revised plan AL09 Rev A shows the proposed porch the same size as the previously proposed plan and the existing plan and does not reflect the changes to the front elevation of the property and the location of the proposed wall and fence.

I would request a new plan is provided showing the proposed changes to the front elevation and the location of the wall.

Many thanks.

Kind regards.

Tracey



Tracey Lunn | Technician

Sustainable Development Team - Highways and Built
County

Third Floor, Staffordshire Place 1

Tipping Street, Stafford ST16 2DH

www.staffordshire.gov.uk

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