

DELEGATED DECISION REPORT

SMD/2025/0351
Valid 28/07/2025

1 CHURNET ROAD
FORSBROOK

SINGLE STOREY SIDE EXTENSION
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Coal

DESCRIPTION OF SITE

A semi-detached, two-storey dwelling with two-storey, bay window feature at the front of the house. Number 1 Churnet Road occupies a visually prominent location due to sitting at the junction of Churnet Road and Trent Road. The dwelling benefits from external amenity space to the front and rear as well as an off-road parking area. There are no significant land-level changes within the site.

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 any protected trees which need to be considered. The site is within a low-risk, Coal Development area.

PROPOSAL

A single-storey side extension to be constructed using brick and tile. Windows would be set within upvc frames. Internally the extension would be accessed via the kitchen/dining area. There would be a single-width door to the front and a set of outwards-opening French doors leading to the paved area and garage at the rear of the house.

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
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SM/4430 Two Storey Extension. Approved.

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.

Staffordshire County Council Highways

Recommendation Summary: Acceptance

Site Visit Conducted on: 06-Aug-2025

Notes to Planning officer

Application is for side extension. Proposal will form a conservatory and toilet to the side of the dwelling. This will not affect parking requirement or parking provision or trip generation. Access is existing and will be unaffected by this proposal. No highway objections. Current records show that there were no Personal Injury Collisions on Trent Road within 50m either side of the property access in the previous five years.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Forsbrook 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

There are no objections to a single-storey side extension. The scheme has been amended since submission of the original plans as there were objections to the extent of the proposed glazing which was out of character with the existing strong solid-to-void character of the existing house. This was exacerbated by the unusual footprint shape. The shape of the extension remains the same and is set back from the principal elevation. The extension is subordinate in size in relation to the existing house.

The extent of glazing has been significantly reduced, including the removal of the glazing which was proposed within the upper gable. The extension now proposes a mainly brick addition with vertically emphasised windows and door to the front and side elevations. To the rear the glazing occupies a greater area, however French doors and larger windows are not uncommon features at the rear of a

house. The removal of much of the glazing now reduces the visual impact of the development and initial concerns over the shape of the addition because the use of brickwork (rather than clashing glazing) helps the addition sit more comfortably alongside the existing house and blend better with it.

The application proposes matching brickwork and matching white upvc window frames. The application form states that slimline tiles are to be used but gives no further detail. It is recommended that, in the event of the application being approved, that a condition is added to secure details of the proposed tiles.

The dwelling occupies a visually prominent corner plot and therefore the extension will be visible from the highway. This is now not an issue as the design has been amended to be more in keeping with the character of the dwelling. It is considered that the visual impact of the extension will now not harm the appearance of the area.

For the above reasons it is considered that the amended scheme is now acceptable in design and visual impact terms and there is no conflict with Policy DC1

Neighbour amenity

No neighbour amenity issues. The proposed extension is not adjacent to any boundary shared with a neighbour. No overbearing or overlooking issues exist.

Parking

No issues with regards to parking. The application is not proposing any additional bedroom space therefore consideration of the Councils adopted parking standards is not triggered. The extension will not be removing any existing, on-site, parking provision. The County Highways officer has no objections to the application.

Coal

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 Local Planning Authority' 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 within this report, the application is recommended for conditional approval.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 09.10.2025.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council

