

DELEGATED DECISION REPORT

SMD/2025/0245
Valid 02/06/2025

2 SPINNEY CLOSE
ENDON

**PROPOSED TWO STOREY
SIDE EXTENSION ABOVE
EXISTING GARAGE, ALONG
WITH INTERNAL
ALTERATIONS TO THE
FLOOR PLANS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and Amenity
- Parking and highway safety

DESCRIPTION OF SITE

The site consists of a two-storey detached dwellinghouse and its associated curtilage, finished in red brick with decorative elements of white uPVC horizontal boarding at the first floor, and off-white render on the ground floor. The property has an attached double garage and conservatory to the side. The site is in a suburban setting within the Endon Development Boundary. The property occupies a corner plot in a prominent position.

PROPOSAL

The application seeks permission for a two-storey extension over the garage, a replacement conservatory, along with a new porch and other alterations both internally and externally, namely removing one of the chimneys, and inserting bi-fold doors to the rear and side elevation where the extension is to be situated.

Revised plans were received which show amendments to the site plan to show parking,. No design changes were introduced in the revisions. The revised parking plan demonstrates the provision of three off-road parking spaces by widening the drive by removing planting.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

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

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 139.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2004/0533. (OLD REFERENCE: 04/00937/FUL). DESCRIPTION: Front entrance porch and alterations to garage roof. DECISION: APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

None received.

Endon with Stanley Parish Comments

Concern is raised with the loss of the two garage parking spaces to form the open plan kitchen / living space as this loss together with the creation of two additional bedrooms, the proposals fail to demonstrate how parking for a minimum of three cars will be provided.

Staffordshire County Council Highways

Conditional:

Notwithstanding any details shown on the approved plans no development shall be commenced until revised details indicating the following has been submitted to and approved in writing by the Local Planning Authority:

- A revised plan showing 3no.car parking spaces whereby a parking space consists of a minimum width of 2.4m and a minimum length of 4.8m per car. The parking shall thereafter be carried out in accordance with the approved details and be completed prior to first use and shall thereafter be retained as such for the lifetime of the development.

REASONS: To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The site is within the Endon Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. Owing to its large scale, the proposed development is not considered to be appropriate in terms of its size and massing, nor subordinate to the original building. The proposed extension introduces a new forward facing gable, which will sit forward of the principal elevation at first floor level, and be read as the dominant part of the property, while the original building becomes subordinate. The proposed parking plan would also remove a mature green frontage to the property, which further harms the street scene. There are other properties in the vicinity that have been extended and altered in a similar way, however remaining compliant with the design guides. In this case, the new gable is too wide, exceeds the height of the original building, has a shallow roof pitch and unbalances the front elevation. It does not harmonise with the host dwelling or locality. This is completely at odds with the design Guides, and therefore contrary to Policy DC1 and Paragraph 139 of the NPPF which states: *Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.*

Overall, the proposed extension creates a disharmonious composition which would detract significantly from the character and appearance of the host dwelling and the street scene within which it sits, noting that the property occupies a prominent,

corner position. Therefore the proposal goes against the Design Guides set out by Staffordshire Moorlands District Council, and Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. For these reasons the proposal conflicts with relevant parts of Policy DC1 the Staffordshire Moorlands Design Guides and the NPPF.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. The site is bounded by 41 Hillswood Drive to the north and 4 Spinney Close to the east. The proposed extensions and alterations would not impact these properties due to the lack of overlooking windows – the windows on the rear of the extension would face a mostly blank side elevation of the neighbouring No.41, and the same is true for No.4 – the only windows on these gable ends are obscure glazed top opening bathroom windows. In terms of overshadowing, the proposal would not impact No.4 due to the degree of separation, and No.41 would not likely have an unacceptable effect due again to the fact the development would be set in front of the neighbouring blank elevation. However, despite not having an unacceptable impact on neighbours, the Master bedroom shown in the plan fails to comply with the Space About Dwellings SPD which states that the distance required between the principal window on the rear elevation and the flank wall of a neighbouring dwelling where the flank wall has no principal windows or has obscure glazed high level windows is at least 14 metres. In this case, the distance is less than 4 metres and therefore does not comply with the SPD, and therefore is unacceptable in terms of amenity. The loss of the garage necessitates the provision of 3 parking spaces with the resultant loss of some of the green frontage planting. Although not a reason for refusal in itself, it does add to the harm to the character and appearance of the area

Highway Safety

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development can accommodate the required vehicular parking, in line with Appendix 2. A revised parking plan was provided, showing the widening of the driveway to accommodate three vehicles, with spaces compliant with LPA guidance (4.8m by 2.4m). Therefore, the proposal would comply with Policy T1 and is acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

The proposed development is contrary to Policy DC1, the Local Design Guide and Space About Dwellings SPD/Gs, and the NPPF as it is not considered to be

appropriate in scale and design and would have a detrimental impact on the existing dwelling in terms of design and amenity. The recommendation is to refuse.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Reuben Berriman

Recommendation Date: 20/10/2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council