

## DELEGATED DECISION REPORT

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**SMD/2025/0269**  
**Valid 06/06/2025**

**9 BASFORD BRIDGE LANE**  
**CHEDDLETON**

**PROPOSED FIRST FLOOR  
EXTENSION OVER EXISTING  
GARAGE AND SINGLE  
STOREY EXTENSION TO  
REAR**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Design
- Amenity

### DESCRIPTION OF SITE

The site consists of a detached early 20<sup>th</sup> Century dwellinghouse and its associated curtilage, within the Cheddleton Development Boundary. The house is red brick at ground floor level and white rendered above, and has a dual pitched tile roof. There are four individual TPO trees on the site. The property has an attached flat roof double garage to the side, and a flat roof extension to the rear. In the garden behind the house is a large wooden outbuilding. The house occupies a generous plot, and is set back from the road.

### PROPOSAL

The application seeks permission for a single storey rear extension, a first floor extension over the garage, and a replacement patio at the rear. Other exterior alterations are included in the scheme, such as replacement windows and doors, and the insertion of sun tubes. The proposed development would add another two bedrooms, although two existing bedrooms would be converted to an en-suite and study, meaning the property would remain as three bedrooms. To the rear of the extension, would be a Juliet balcony.

Revised plans have been agreed to reduce the scale of the proposed development by removing the two storey side extension to bring it in line with the design expectations of Policy DC1, NE2, and the Design Guide.

### 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

DC3 Landscape and Settlement Setting  
NE2 Trees, Woodland and Hedgerows  
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**

- None.

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

#### **Public Comments**

One comment of support received, stating that: *The existing property under utilises the generous size plot and the proposed extension will result in a well-designed contemporary family home.*

#### **Town / Parish Comments**

None received.

#### **Staffordshire County Council Highways**

Acceptance.

#### **SMDC Trees**

No objection subject to condition:

*The first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the*

*existing trees to be retained in proximity to the development hereby approved, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, and these barriers and notices shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. For avoidance of doubt, this requirement shall relate specifically to trees denoted T1, T2 and T4 in the Tree Heritage Arboricultural Report reference THL-R25-52 submitted with the planning application hereby approved. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.*

## **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 Cheddleton 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. The proposed development would add an additional storey above the existing flat roofed garage, and have a hipped tile roof to match the existing. The extension would be set back from the existing at first floor level, with a small area of render to match the existing, which is also rendered at first floor level. The side and rear of the development would remain brickwork, to match the existing. The rear single storey lean-to extension and patio are also considered to be acceptable as these would replace an existing flat roof garden room and patio. Therefore, it is considered that the proposed development would be subordinate to the host dwelling and in keeping in terms of design, and as such is acceptable in terms of design.

## **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 proposed development is set within a generous plot, with no immediate neighbours for at least 18 metres in any direction, with the neighbours to the rear approx. 70 metres away. This is more than adequate for the Juliet balcony to not pose an issue in amenity terms. In terms of overshadowing and overbearing effect, the proposal would have no impact on neighbours due to the large plot and distance between dwellings. Therefore, the development is acceptable in terms of amenity.

## **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. The proposed development would add another two bedrooms, although two existing bedrooms would be converted to an en-suite and study, meaning the property would remain as three bedrooms. The large driveway to the front of the property and the double garage can accommodate more than four vehicles, and therefore the proposal is compliant with Policy T1, and is acceptable in terms of highway safety.

## **Trees, Woodland and Hedgerows**

Policy NE2 states that the Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration. This will be achieved by requiring that existing woodlands, healthy trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss. The protected trees are a good distance from the house – the closest being over 8 metres away – and it is not considered that they would be impacted by the works, confirmed by the Tree Officer. He also confirms that the removed TPO tree on the site was done so with consent due to the poor health of the tree and the danger it posed. The application was accompanied by a Tree Report recommending construction exclusion zones to protect the trees on site, which shall be conditioned. Therefore, the proposal complies with Policy NE2.

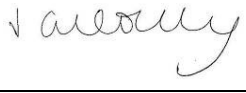
## **CONCLUSION / PLANNING BALANCE**

On balance, the proposed development is considered acceptable and complies with all relevant local and national policies and SPD/G's. Therefore, the recommendation is to approve, subject to conditions.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Reuben Berriman**

**Recommendation Date: 07/10/2025**

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Signed by: Jane Curley

**On behalf of Staffordshire Moorlands District Council**