

DELEGATED DECISION REPORT

SMD/2025/0467
Valid 10/11/2025

17 BROOMFIELDS CLOSE
UPPER TEAN

**ERECTION OF A 2.5M X 2.5M SHED
WITHIN THE GARDEN OF THE
PROPERTY TO USE AS A DOG
GROOMING SHED FOR THE OWNER
FOR HER SMALL BUSINESS**

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Coal area (Low-risk)

DESCRIPTION OF SITE

A semi-detached, two-storey dwelling occupying a visually prominent location on the Broomfields Close cul-de-sac. The dwelling has gardens to the front and rear and a mix of fencing and wall to mark the property boundaries. There is a small garden shed and paved/patio area.

For the purposes of planning policy consideration, the application site is located within the Upper Tean Village Development Boundary and the Upper Tean Conservation Area. The site is within an identified low risk coal development area.

PROPOSAL

The erection of a grey-painted, timber shed within the rear garden of number 17 Broomfields Close, for use as a dog grooming shed. The building would have a footprint of 2.48m x 2.48m and a sloping roof (max height 2.35m, minimum height of 2.17m) with outwards opening French doors and a separate single window.

The supporting statement provides the following information;

- The business is to be operated solely by the applicant on a small-scale, appointment-only basis.
- The structure will be sited to the rear of the dwelling and will contain a single room equipped with a dog bath, drying/grooming table and small storage area for grooming products and towels.
- Electricity, drainage and water will be installed.
- Operating hours: 9:00am – 3:00pm, 3–4 days per week (Monday to Friday only) with no operations on weekends or Bank Holidays
- School holidays: reduced to 2 days per week (to accommodate childcare)
- Appointments by booking only, with dogs dropped off and collected later (no on-site waiting)
- Clients will use the existing side path to the rear garden, without entering the main dwelling
- Existing driveway provides adequate/ample space for customer drop-off and pick-up without affecting the public highway.
- Shed is subordinate in size to the house and screened from public view.
- Noise to be contained within the insulated timber structure, only one dog will typically be groomed at any one time.
- Given the restricted operating hours, appointment-only system, and low daily throughput, there will be no material increase in noise, disturbance, or traffic.

- The business will not result in any significant increase in vehicular movements and will therefore have no adverse impact on highway safety.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
DC2	The Historic Environment
E1	New Employment Development
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 |
| 16 | Conserving and enhancing the historic environment |

Checkley Parish Neighbourhood Development Plan

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

00/00097/FUL	Residential care home for 16 persons. Refused.
00/00164/CONSER	Conservation area consent for demolition of sheds. Approved.
02/00379/FUL	Residential development (21 dwellings) Amended plans received 29.08.02. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
 Neighbour consultation period. Expired.
 Press Advert: Leek Post and Times. Expired.

Public Comments

One letter of representation objecting to the application.

- Severe parking impact particularly during school hours where parents/carers block drives and dropped kerbs.
- Most houses have one or no allocated parking spaces.
- Application property has one allocated parking space, the second car is parked on the pavement.
- Where will drop-offs and pick-ups happen as there is no parking space for this.
- Concern that customers will park in, block or turn around in private drives potentially restricting emergency access.
- Application provides no information on how traffic would be managed.
- Existing drainage issues in Upper Tean and grooming will generate wastewater containing dog hair, shampoo and dirt.
- Concerns over nearby grassed areas being used for dog toileting.
- Understand that there is a covenant preventing "any trade, manufacture, business or occupation whatsoever", and requiring that each home be used solely as "a private dwellinghouse in a single family occupation only."
- Business activity will undermine the covenant and original residential character of the estate.
- Estate was not designed to accommodate business activity, customer traffic, or commercial parking pressures.

Checkley Parish Council

No representations received during the statutory consultation period.

Environmental Health

Amenity: This appears to be a small-scale low impact operation from an impact to amenity perspective. But dog barking can cause significant disturbance if not controlled and might compromise the viability of this operation. This application contains no advice regarding the potential impacts of the development, operational noise control and/or sound insulation for the shed. A condition requiring this information should be made a condition of operation. There should be a clear gap between different customers arriving and departing to prevent dogs interacting. If permission is granted, we would also advise timings, customer arrivals and noise impact levels are conditioned to protect neighbourhood amenity. The use of the shed should be restricted to this low-level type of business. The unit should be suitably insulated and ventilated to protect the amenity of neighbours and ensure a good working environment is maintained.

Waste: The operator of the business should maintain a commercial waste contract and ensure all receipts and transfer notes are made available for inspection. Commercial waste should not be disposed of into the domestic waste stream. All bins should be kept sealed and emptied on a regular basis. Discharge consent should be obtained from the water regulator to address any discharge to the public sewer.

Nuisance: Please note - The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

Staffordshire County Council Highways

Responded to the Local Planning Authority requesting that the applicant provided confirmation of where the existing driveway was as the application supporting statement informs that 'The property has an existing driveway with ample space for customer parking during drop-off and collection).'

Waste Services (SMDC)

No representations received during the statutory consultation period.

Conservation officer (SMDC)

The proposal would be situated in Upper Tean Conservation Area which was primarily designated for its collection of buildings associated with the development of transport infrastructure and the tape industry from the mid-18th century, the latter of which dominated employment in the village through to the mid-20th century. At the centre of the village lies a former mill complex along a tightly knit linear arrangement of buildings along the high street. To the fringes of the settlement are clusters of workers cottages. Typically, buildings are constructed in red brick walling with Staffordshire blue plain tiles. Broomsfield Close is a modern 21st century cul-de-sac housing development, which makes a neutral contribution to the character and appearance of the Conservation Area.

Assessment and Impact

The proposal seeks permission for a 2.44m (W) x 2.44m (L) x 2.35m (H) timber clad outbuilding to the rear garden of no.17 Broomsfield Close. The outbuilding would be clad in grey timber cladding, with a monopitch roof and fascia. The outbuilding would have a bulky and flat roof form and, coupled with the palette of materials, the design would not be sympathetic to the traditionally constructed buildings in the Conservation Area. The proposed elevations also show that the height would project above the fence height. However, the proposal would be positioned to the rear of the dwelling which would lessen the visual impact and it is considered that this would not interfere with or distract from views or appreciation of any historic or positive contributors to the significance of the designated heritage asset.

Therefore, the proposal would likely result in a negligible impact on the character and appearance of the Conservation Area.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving or enhancing the character and appearance of the Conservation Area (s.72).

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment

Conclusions and Recommendations

In summary, the proposal would have a negligible impact on the character and appearance of the Conservation Area. This would satisfy the provisions of s.72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Upper Tean 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

There are no objections to the design of the proposed outbuilding. The structure is a typical garden shed which is not excessive in height and which would be positioned within the northern corner of the garden adjacent to the fence and wall. The plans show that the building would be higher than the fence, but not significantly so. In terms of wider visual impact, the structure would have very little impact. The

Council's Conservation officer has assessed the scheme in terms of its impact upon the Upper Tean Conservation Area (of which the site forms a part). Whilst the Conservation officer concludes that the building would not be sympathetic to the traditionally constructed buildings within the Conservation Area, the officer notes that it would be 'positioned to the rear of the dwelling which would lessen the visual impact.' The Conservation officer also comments that 'this would not interfere with or distract from views or appreciation of any historic or positive contributors to the significance of the designated heritage asset. Therefore, the proposal would likely result in a negligible impact on the character and appearance of the Conservation Area.'

For these reasons it is considered that the proposal is acceptable in terms of design and visual impact.

Neighbour amenity

The shed itself would not result in any adverse neighbour amenity impact in terms of overbearing or overshadowing relationships. Environmental Health officer's do comment on a business such as this having the potential to create noise disturbance, but they do not object to the application and recommend a number of conditions in the event of planning permission being approved.

Highways

The concern with the proposed scheme is the lack of clarity surrounding customer parking. The Planning Statement informs that the 'property has an existing driveway with ample space for customer parking during drop-off and collection.' The site visit reveals that the application property does not benefit from an obvious driveway and this was also raised as a query by the County Highways officer. The LPA has emailed the agent twice for further information/confirmation of the parking arrangements, however no response has been received. Therefore it cannot be guaranteed that the scheme is acceptable in highways terms. The lack of information/clarity regarding parking also means that neighbour amenity cannot be fully assessed.

Coal area (Low-risk)

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

The application is recommended for refusal based on the lack of information surrounding parking arrangements for customers. The application has not demonstrated that there would be no adverse highways impact.

OFFICER RECOMMENDATION : Refuse.

Case Officer: Lisa Jackson

Recommendation Date: 5.1.2026.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council

