

DELEGATED DECISION REPORT

SMD/2025/0514
Valid 10/12/2025

**MEADOWCROFT DALE BANK
ROAD
WINNOTHDALE
TEAN**

**PROPOSED SINGLE STOREY SIDE
EXTENSION AND NEW PORCH**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

A detached, rendered bungalow sat within a generously-sized plot of land within the open countryside. There is plenty of onsite parking and outdoor amenity space and there are no significant land level changes around the bungalow. For the purposes of planning policy consideration the application site is located within the open countryside but not within the Green Belt. The application site does not form part of any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

A single-storey side extension to provide two bedrooms and an ensuite. Internal alterations to reduce the size of one of the bedrooms by creating a hallway which would link with a proposed porch. The application form states that the extensions would be finished with tiles, render and painted timber windows to match the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS10	Other Rural Areas Area Strategy
DC1	Design Considerations
DC3	Landscape and Settlement Setting
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Document

1. Space About Dwellings
2. Design Principles for development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

Checkley Parish Neighbourhood Development Plan 2021 – 2035.

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

None.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation. Expired.

Public Comments

No representations received.

Checkley Parish Council

No representations received.

Highways (Staffordshire County Council)

Recommendation Summary: Acceptance

Site Visit Conducted on: 16-Jan-2026

Personal Injury Records

Current records show there were no Personal Injury Collisions on Dale Bank Road within 215 metres either side of the property between 31/12/2020 and 30/12/2023.

Background

The property is located on Dale Bank Road (Road No. C0009) a C classified road with a speed limit of 60 mph. Dale Bank Road is a rural road with no streetlighting or footways. The 3 bedroomed property benefits from a driveway/hardstanding that can accommodate parking and turning for 3 or more vehicles. It was noted at the site visit that a van and caravan were parked on the hardstanding.

Proposal

Proposed single storey side extension and new porch.

Comments on Information submitted

The proposal is for the construction of an extension to the side elevation of the property and a porch. The extension will create 2 bedrooms, and internal modifications will convert 1 of the current bedrooms into a study.

The current 3-bedroom property will see an increase in the floor plan to 4 bedrooms or 5 bedrooms if you include the current bedroom to be converted into a study. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors. Parking is not shown on the submitted plans however it

was noted at the site visit there is sufficient space on the driveway/hardstanding to accommodate parking and turning for approximately 3 vehicles; this meets with the Parking Standards.

The proposal is considered not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2025/0514).

OFFICER COMMENTS

Principle of Development

The application site is located within the open countryside. Relevant to the consideration of this application is Local Plan policy SS10 'Other Rural Areas Strategy' which outlines a range of developments that can be supported in the rural areas. Of relevance to this application is the part of policy SS10 which supports 'extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.' Also relevant to consider is section 12 of the National Planning Policy Framework, Supplementary Planning Guidance 'Design Principles for Development in the Staffordshire Moorlands' and Supplementary Planning Document 'Staffordshire Moorlands Design Guide.'

There are no 'in principle' objections to an extension to Meadowcroft.

Design and visual impact

All new render, roof tiles and windows are proposed to match those of the existing house, this is welcomed.

In terms of design the extension is not disproportionately large in relation to the existing house, and it would have a subordinate relationship with it. Due to its shape, the extension has two ridge heights, the smallest span of which would continue the level of the central section of the property, the proposed projecting gable would have a lower ridge height. Although the extension would project further forwards than some of the existing principal elevation this is not considered to be problematic, the new gable would simply be replicating the character of an existing forwards projecting gable on the northern side.

No issues in respect of the porch, it is well proportioned, simple and acceptable in its design and relationship with the bungalow.

In terms of wider visual impact, the proposal would have very little impact. Whilst it will be possible to see the addition from the road it is not considered to be problematic as it is acceptable in its design and would not be a visually dominant feature within the street scene.

Neighbour amenity

No neighbour amenity impact due to the generous separation distance from neighbouring dwellings.

Parking

No objections from the County Highways officer, there is sufficient space within the site to accommodate parking and turning for approximately three vehicles and this meets the Local Plan parking standards requirements.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION :

Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 03.02.2026.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council