

DELEGATED DECISION REPORT

SMD/2025/0491
Valid 27/11/2025

5 UTTOXETER ROAD
BLYTHE BRIDGE

PROPOSED SINGLE STOREY
EXTENSIONS TO REAR; PORCH
EXTENSION TO FRONT TOGETHER
WITH INTERNAL ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

A semi-detached, hipped roof dwelling which benefits from off-road parking space at the front of the house and patio and garden areas to the rear. The dwelling has previously been extended to the side and rear, and also benefits from a detached outbuilding. Boundaries are marked by fencing/planting. There are domestic properties to both sides of the application site and open fields to the north (rear).

For the purposes of planning policy consideration, the application site is located within the Green Belt and forms part of an identified low-risk coal development area. The site is not within any Conservation Area and there are no listed buildings or protected trees which need to be considered.

PROPOSAL

The application proposes the erection of two rear extensions and alterations to the front door/porch area, including relocation of the front door. One of the rear extensions would replace the existing conservatory, it would have a shallow-pitched, sloping roof with three rooflights and full height, folding, glazed doors. Together with internal alterations, the rear extension would allow for the forming of an open-plan dining, kitchen, sitting area. The existing lounge would be closed off to make it a separate room.

The other rear extension would be a small addition but it would enlarge the utility room. Internal access to the utility would be via the dining/kitchen area. Alterations would also result in the WC room being relocated in order to enlarge what is currently the hall, but would be converted to a separate study room. A small porch would be formed underneath the existing front canopy and the front door relocated to what was presumably its original location.

Some internal alterations are proposed at first floor level, resulting in the formation of an additional bedroom, however these works would not require planning permission.

The application form states that all new brickwork and roof tiles would match those of 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 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
- 12 Achieving well-designed places
- 13 Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

13/00197/FUL Two storey side extension. Approved.

10/00130/FUL Front Porch and Single Storey Side Extension. Approved.

05/01177/FUL Rear conservatory. Approved.

05/00676/FUL Rear conservatory. Refused.

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

Personal Injury Collisions

Current records show there was 1 Personal Injury Collision on Uttoxeter Road within 43 metres of the property between 31/12/2020 and 30/12/2023.

Background

The property is located on a private service road off Uttoxeter Road. Uttoxeter Road along this section is an A classified road (Road No. A521), it is subject to a 40mph speed limit and benefits from streetlights and footways. The private service road which serves 6 dwellings is unmade and has no footways or streetlighting. The current 3-bedroom property benefits from parking (driveway and a garage).

Description of Proposal

Proposed single storey extensions to rear; porch extension to front together with internal alterations.

Comments on Information Submitted

The proposal is to construct a single storey extension to the rear of the property to provide a sitting area and a porch extension to the front of the property. Internal modification will create a 4th bedroom. 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 within the curtilage of the dwelling. The submitted plans do not identify parking, having scaled from the Block Plan it is considered there is sufficient space to the front of the property to park 3 vehicles. The private service road can and does accommodate additional parking. It is considered the proposal will not cause a detrimental impact on the adopted highway and therefore I have no objection (application number SMD/2025/0491).

Notes to Planning Officer

It is noted that the service road fronting the property is private and not adopted highway. It is considered that should additional parking be required this will take place on the private service road and the adopted highway will be unaffected.

OFFICER COMMENTS

Principle of Development

The application site is located within the Green Belt where development is considered inappropriate, unless it is covered by one of the exception categories within paragraph number 154 of the National Planning Policy Framework (NPPF). One of the paragraph number 154 exceptions relates to 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

It is noted that the dwelling has previously been extended to the front, side and rear. The footprint of the rear extension would be slightly larger than the conservatory. However the works would involve not only the replacement of the conservatory but also removal of a brick lean-to, which appears to be part of the original dwelling, therefore the footprint of the proposed rear extension is akin in footprint and height to the structures it would replace, certainly there are no issues in terms of disproportionate additions.

The alterations to the front door / porch area does not add additional bulk to the property, they simply enclose the space underneath the existing front canopy. The small (approximately 1m) extension to the utility room adds very little volume to the house, again certainly not enough to conclude a disproportionate addition to the original dwelling. Taken together, it is concluded that the additions proposed within the application are not inappropriate Green belt development.

Design and visual impact

There are no design issues with any part of the proposal. The porch is simple infill underneath an existing canopy and would see the relocation of the front door to its original location. The rear extension is simple in its appearance and will relate better to the house than the conservatory. This addition is modestly sized and will fit well with the house. The utility addition is again simple in its appearance with its sloping roof and simple door and window arrangement within the rear elevation.

The application form states that all bricks and tiles will match those of the existing house, this is welcomed and with a suitably worded planning condition they can be controlled so that this is the case.

In terms of wider visual impact, the proposal would be limited. It will be possible for some of the neighbours to see the additions, and the changes to the front door area will be seen from the public domain. However, no part of the proposal raises any design issues and as a result there are no objections in terms of wider visual impact.

Neighbour amenity

No neighbour amenity issues with the front door alterations, these works are minor and are sited away from boundaries, therefore not impacting any neighbouring property.

As this is a semi-detached dwelling, the rear extension will have some impact upon the attached house, number 7 Uttoxeter Road. The planning history of the property shows that there were concerns about a rear extension here in terms of impact upon the neighbour's nearest principal window. A second application was submitted which complied with the council's 45 degree rule, resulting in a splayed edge structure. At the time of the site visit for the scheme now being considered, it was noted that number 7 has a rear extension itself, a hipped roof conservatory which is sited close to the shared boundary. The proposed rear extension will not therefore breach any 45 degree standards as it will sit alongside the neighbour's addition.

The utility room extension is small, adding approximately 1m to the utility room area. A number of windows are present within the neighbouring, side facing wall of number 3 Uttoxeter Road, however none appear to be principal windows, previous application (13/00197/FUL) confirmed this was the case. In any event, the utility room addition is very small, the sloping roof is shallow pitched and there are no windows within its side wall.

For the above reasons it is concluded that the application is acceptable in terms of neighbour amenity.

Highways

No objections from the County Highways officer who comments that the property can provide the requisite off-street parking required for a four bedroom house. It is noted that the internal alterations to form the additional bedroom do not require planning consent, and no part of the proposal requiring planning permission relates to the addition of further bedroom space.

Coal (low-risk development area)

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 the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION :

Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 04.02.2026.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council