

DELEGATED DECISION REPORT

SMD/2025/0470
Valid 15/12/2025

181 LEEK ROAD
ENDON

**SINGLE STOREY GROUND
FLOOR EXTENSION TO
EXISTING BEDROOM ON SIDE
ELEVATION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Brown Edge and Endon Ward. The site is also within the Endon development boundary. The site and the neighbouring dwelling across the highway (Avalon, No. 179 Leek Road) both form prominent corner plot properties and are near identical in their design. These dwellings comprise an important feature of the street scene, appearing as gateway into the estate. The proposed site is enclosed by neighbouring dwellings on Leek Road and Brookfield Avenue. Beech House, No. 183 Leek Road is situated to the North of the site. The rear curtilage of the site adjoins the curtilage of No. 2 Brookfield Avenue to the West. The Leek Road highway runs adjacent to the proposed site on the East and the Brookfield Avenue highway abuts the Southern boundary of the site.

It is noted that a number of properties within the street have been extended, however, the established character of the street has been retained.

PROPOSAL

The proposed development comprises of a single storey side extension. The proposed side extension would have a width of approximately 3.00 metres beyond the existing side elevation and a depth of approximately 3.76 metres. The maximum height would be approximately 3.52 metres and the eaves height would be 2.24 metres. It would be constructed from materials which would harmonise with the existing dwellinghouse, including Staffordshire brown brick, plain brown clay tiles and brown UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles

1a Presumption in Favour of Sustainable Development

SS2 Settlement Hierarchy

SS8 Larger Villages Areas Strategy

DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14

Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2007/0216 – Change of use from garage to residential use. Permitted development.

CONSULTATIONS

Publicity

Site Notice expiry date: 10/02/2026

Neighbour consultation period ends: 09/02/2026

Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Endon with Stanley Parish Council have made the following comment:

At the full Council meeting of Endon with Stanley Parish Council on 12th January, it was resolved to raise no objection to this planning application, all in favour.

Staffordshire County Council Highways

The proposal is for a ground floor extension to the side elevation of the property. The extension will increase the size of a current ground floor bedroom.

The proposed extension is to be constructed within an area that currently is laid to planting.

The proposal does not increase the number of bedrooms, nor does it have a negative effect on the current parking arrangements, therefore, would not have a detrimental impact on the highway. I have no objection (application number SMD/2025/0470).

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision makers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

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. A concentrated focus on future growth is to be directed to larger settlements, including Endon. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within the town of Endon, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of ensuring that all development enhances the character and appearance of the settlement.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

Notably, the site and the dwelling across the road at Avalon, No. 179 Leek Road comprise prominent, near identical properties on corner plots which create a gateway into the residential estate. Both dwellings have areas of side curtilage adjacent to the Brookfield Avenue highway which are free from development, thus any development introduced in these areas could undermine the visual character of the street scene. Any development introduced amongst the side curtilage of these dwellings must be designed carefully so as to not lead to a detrimental visual impact on the street scene. Based on a site visit, it was established that the side curtilages of these dwellings are very well screened by mature soft landscaping, as can be seen in the image below:



Therefore, the Council do not believe that development within the side curtilages of these dwellings would have a detrimental visual impact on the character of this important part of the street scene.

The maximum height of the proposed single storey side extension would be set down from the maximum and eaves heights of the parent building. Furthermore, the extension would be set back from the principal elevation of the dwelling. Thus it would be considered appropriate development in accordance with the Council's Design SPD, due to its subordinate relationship with the parent dwelling. The gable

end of the proposed extension would be complementary to the character of the two storey projecting gable end to which it would adjoin. Therefore, it is considered that the proposed single storey side extension would not have a detrimental visual impact on this important area of the streetscape, due to its appropriate design and substantial amount of screening.

The host dwelling has a higher solid to void ratio. Initially, the amount of glazed area on the front and side elevations of the proposed extension was considered a little excessive and not characteristic of the existing windows on the property. The windows on the front and side elevations did not sit within the proportions of, or align with the windows on the existing dwelling, creating an awkward relationship between the existing and proposed fenestration. Following this concern being raised with the applicant, a revised plan has been submitted to the Council. The revised plan shows the originally proposed front and rear windows to be removed. The proposed window on the side elevation would now sit within the proportions of the existing first storey side window on the dwelling. Based on the revised plan submitted, the fenestration on the proposed extension is now considered acceptable.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Staffordshire brown brick, plain brown clay tiles and brown UPVC would be used in the construction of the proposed extension. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original street.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 130 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.

Notably, the site and its neighbours all sit amongst generous, spacious curtilage plots. The application site is bound by Beech House, No. 183 Leek Road to the North. The rear curtilage of the site adjoins the curtilage of No. 2 Brookfield Avenue to the West. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the site.

The proposed single storey extension would be located on the Southern side elevation. As the neighbouring dwellinghouse at Beech House is positioned to the North of the site, the single storey extension would be tucked behind the host

dwelling on the opposite side to the neighbour. Furthermore the distance between the proposed single storey extension and the neighbouring dwelling would eradicate any chance of overshadowing, due to a breach of the 45 degree rule not being possible. There would be no windows on the side elevation of the proposed extension which could face towards Beech House, therefore their privacy amenity could not be impacted by the proposed extension.

There would be an approximately 15.40 metre distance between the proposed side extension and the neighbouring dwelling at No. 2 Brookfield Avenue. This substantial amount of distance would eradicate any overshadowing which could have occurred as a result of the proposed extension. Thus, it is clear that the light amenity of No. 2 would not be impacted, as there would be no breach of the 45 degree rule to any primary windows. Based on the revised plan submitted, there would be no windows on the rear elevation of the proposed extension which would face towards the neighbours at No. 2 Brookfield Avenue. Therefore, their privacy amenity would not be impacted as no overlooking would occur.

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 does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Additionally, the spaces for off-street parking would not be compromised as a result of the proposed extension, in compliance with Policy T1. Staffordshire County Council Highways have reiterated these points, stating that they have no objections to the proposed extension.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley
Recommendation Date: 10/02/2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council