

DELEGATED DECISION REPORT

SMD/2025/0525
Valid 19/12/2025

33 CHURCH ROAD
BROWN EDGE

**PROPOSED LOFT
CONVERSION, NEW FRONT
DORMERS, REPLACEMENT
REAR DORMER, REMOVAL OF
SINGLE STOREY GABLE TO
FRONT AND REPLACEMENT
ROOF OVER CONSERVATORY
TO REAR**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site is within the Development Boundary of Brown Edge and comprises a modern 3-bed detached bungalow with dormers in the rear roof-slope accommodating two first-floor bedrooms. The dwelling faces Church Road to the east. To the north are the rear gardens of dwellings facing Lingfield Road further to the north. To the south side is a two-storey stone cottage also facing Church Road. The rear garden of the bungalow on site expands downhill to a short cul-de-sac road to the west, "The Orchard" which has dwellings to the other side of it further to the west. There are also dwellings opposite the site to the other side of Church Road, on an upward slope towards the east.

PROPOSAL

The application seeks permission for a loft conversion, new front and rear dormer windows - the rear dormer replacing the existing, the removal of the front facing gable, and a replacement roof over the conservatory to the rear.

Revised plans were agreed, amending the dormer design on the front elevation to make it more in keeping with the dwelling and surrounding area, changing the design from one long flat roofed dormer to two smaller pitched roof dormers with a rooflight set into the recess between the dormer windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles

SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Appendix 2 Parking Guidance

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

- SMD/1980/0463. (OLD REFERENCE: 80/09006/OLDDC). DESCRIPTION: Extension to form hall and garage. DECISION: APPROVED.
- SMD/2001/0768. (OLD REFERENCE: 01/00380/FUL). DESCRIPTION: Domestic extension. DECISION: APPROVED.
- SMD/2024/0098. DESCRIPTION: Proposed single storey rear extension, extension of existing double garage and new flat roof dormer to front elevation. DECISION: APPROVED.
- SMD/2024/0485. DESCRIPTION: Proposed rear extension, alterations and extension to existing garage, extension and alterations to first floor. DECISION: REFUSED.
- Appeal Ref: APP/B3438/D/25/3365214. DECISION: DISMISSED.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired
Neighbour consultation period ends: Expired
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No comments received.

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 Brown Edge 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 is considered to be in keeping with both the host dwelling and the surrounding area as there are a number of properties in the immediate street scene with forward facing pitched roof dormer windows. The removal of the front facing gable will not have an unacceptable impact on the appearance of the front elevation as the property will still read as a dormer bungalow. To the rear, the roof over the conservatory is considered acceptable as this is typical of an energy saving alteration to conservatories, and will not have a detrimental design impact on the dwelling. The proposed rear dormer is similar to the existing, with only changes to the window design and materials, swapping brick for horizontal cladding in grey to blend with the roof. Overall, the proposed development is considered to be 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 dwelling faces 30 Church Road to the east. To the north are the rear gardens of dwellings facing Lingfield Road further to the north. To the south side is a two-storey stone cottage also facing Church Road. Due to the topography of the area, site is sited considerably lower than the rear garden of 30 Church Road, and therefore the proposed loft conversion and dormers would not result in overlooking in this direction. The rear dormer is a replacement of a very similar extant dormer and coupled with the size of the rear garden there would be no change in the amenity of neighbours to the rear. Therefore, the proposed development is considered 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. While no parking availability is being removed, the proposed development will add an additional bedroom, bringing the total to four. The SMDC Parking Guidance states that a four bedroom property must provide three parking spaces (2.4 x 4.8m). no parking plan has been provided, however from a site visit it was clear that the double garage and driveway could comfortably accommodate three vehicles. Therefore, the proposed development is compliant with the Parking Guidance and Policy T1, and acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

On balance, the proposed development is considered acceptable in terms of design, amenity and highway safety, and complies with all relevant local and national policy and guidance. The front dormer windows are in keeping with the design vernacular of the local area, and would not result in unacceptable harm to neighbour amenity. Therefore the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions

Case Officer: Reuben Berriman

Recommendation Date: 10/03/2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council