

DELEGATED DECISION REPORT

SMD/2025/0445 Valid 19/11/2025	22 WEST WINDS OLD ROAD UPPER TEAN	APPLICATION FOR THE VARIATION OF CONDITION 2 IN RELATION TO SMD/2024/036 TO WIDEN GARAGE AND REPOSITION THE HOUSE SLIGHTLY ON THE PLOT
(FULL - MINOR)		

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Coal
- Environmental Health
- Ecology/BNG

DESCRIPTION OF SITE

The application site is number 22 Old Road Upper Tean. This is a second application following on from approval of SMD/2024/0036 for a replacement dwelling. It was noted at the site visit that the dwelling had already been demolished and some hardcore had been laid. There is a medical surgery to the north of the application site however the surrounding area is predominantly residential development. There is no overriding architectural character, dwellings vary in size, design and age.

For the purposes of planning policy consideration, the application site is located within the Upper Tean Development Boundary and Conservation area. The site is also within a low-risk, coal development area. Although there are no listed buildings/structures within the application site itself, there is a Grade II listed building on the opposite side of the road known as Brooklands.

PROPOSAL

The application is for the variation of condition number 2 of planning approval SMD/2024/0036 (plans condition). The Planning Statement informs that the changes to the plans include a slightly larger garage, alterations to the internal layout and alterations to the fenestration. However the amendments also include repositioning the approved dwelling within the plot (application form description confirms this).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
H1	New Housing Development
DC1	Design Considerations
DC2	The Historic Environment
NE1	Biodiversity and Geological Resources
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Checkley Parish Neighbourhood Development Plan (2021-2035)

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
- 5 Delivering a sufficient supply of homes
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 11 Making effective use of land
- 12 Achieving well-designed and beautiful places
- 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2024/0036	Erection of a replacement dwelling. Approved.
04/00972/FUL	Detached garage, and side conservatory. Approved

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.
Cheadle and Tean Times. Expired.

Public Comments

No representations received during the statutory consultation period.

Checkley Parish Council

No representations received during the statutory consultation period.

Conservation officer (SMDC)

No objections.

Assessment and Impact

The proposal seeks to amend the elevations and block plan of approved replacement dwelling (application ref: SMD/2024/0036). The garage would be widened, a patio door would be altered to two windows to the rear and the dwelling would be slightly re-positioned on the plot. Overall, the proposed alterations would have a very minor impact on the visual appearance of the replacement dwelling and would not alter the level of heritage impact from the previous approval.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting of the Listed Building (s.66) and 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). Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (par.213). Where a proposed development would lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (par.215).

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 not alter the level of heritage impact from the original submission. There are no objections from a conservation perspective to the amendments. For any consent granted, we would suggest that all external facing materials and detailing are conditioned as per the previous permission.

Severn Trent Water

No representations received during the statutory consultation period.

Staffordshire County Council Highways

Acceptance

The application is for a variation of condition 2 relation to SMD/2024/0036.

Condition 2- The development hereby approved shall be carried out in accordance with the following submitted plans and subject to the following conditions and/or modifications:- Block Plan DG/BP Rev 1; Location Plan; Proposed Plans dated 08.07.2024.

Reason:- For the avoidance of doubt, in the interests of proper planning and in accordance with the National Planning Policy Framework.

The submitted plan titled Block Plan was referred to/conditioned by the Highway Authority.

Condition 9 – The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan titled Block Plan DG/BP Rev 1, it shall be surfaced and sustainably drained and kept for the purposes of vehicle parking for the lifetime of the development.

Reason:- In the interests of highway safety.

Block Plan DG/BP Rev 1 is submitted with the application and shows no change to the parking provision. I have no objection to the variation of condition 2.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Upper Tean as a 'Larger Village' within the Staffordshire Moorlands. Within the larger villages there is support in principle for a range of developments including housing

related proposals. The principle of residential development on this site has already been accepted via approval of application reference SMD/2024/0036. It was noted at the site visit that the existing house had been demolished and that an area of hardstanding/hardcore had been laid. This application relates to the variation of condition number 2 (plans).

Design and visual impact

There are no proposed alterations to the principal elevation other than the slight widening of the single storey garage. The approved garage is 3m wide, the revised proposal is for 3.6m wide. The approved 6m depth remains the same as does the eaves and ridge height. The front garage door design remains the same and the single-width pedestrian door to the rear of the garage remains unchanged.

Fenestration changes are to the rear only and involve replacing two outwards opening French doors with one French door and two standard windows.

Internally there would be alterations to the layout of both the ground and first floor accommodation. On the ground floor the staircase is to be repositioned. Accommodation on the ground floor will remain the same (bedroom/study, shower/wet room, utility, and open-plan kitchen/dining/sitting room) albeit the layout would be altered. On the first floor, two bedrooms and a bathroom would still be provided but the altered layout would allow relocation of the bathroom so that one of the bedrooms could be enlarged. There are no issues with these changes. The dwelling remains as a three bedroom house although the internal alterations now reduce the size of the ground floor bedroom and the plan suggests this could now be used as a study.

The architect has provided a plan showing the location of the approved dwelling and its proposed, revised positioning within the plot which is now further away from the southern boundary and closer to the northern one. The positioning change does not result in any adverse visual impact upon the street scene and Conservation Area at this point. The replacement dwelling has already been considered acceptable for its Conservation Area location, these changes will not result in any harm to the character of the area.

There are no design and/or visual impact concerns with the above proposed changes. The external appearance of the building would not be significantly altered. A 0.6m width increase to the garage would not be particularly noticeable, the garage design remains the same and the size increase would not result in overdevelopment of the plot. Alterations to the rear ground floor windows are minor, they do not introduce any concerns.

Neighbour amenity

No issues in terms of neighbour amenity. The dwelling will not be positioned any closer to the road or closer to the rear boundary, therefore maintaining the separation distances between dwellings to the front and rear which were considered acceptable at initial application stage. The revised dwelling position would be closer to the northern boundary, however as noted within approved scheme (SMD/2024/0036) the building to the north of the site is a medical centre and therefore there are no habitable rooms facing towards the application site.

SMD/2024/0036 recognised that there would be some amenity impact upon the dwelling to the south (number 20 Old Road) but that the scheme within SMD/2024/0036 would lessen the existing impact caused by the presence of the original dwelling. The proposed amendments will further lessen impact upon number 20 as the revised scheme sees the house being pushed further away from the southern boundary. No new windows will overlook any surrounding dwelling.

Parking

No amendments to the parking arrangements are proposed. The garage is being increased in size and the parking space at the front of the house remains in situ. The County Highways officer's comments can be read in full within the 'Consultations' section of this report and it is noted that no objections have been raised.

Coal

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 LPA' 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.

Environmental Health

Environmental Health officer's did not object to the previous application and recommended a number of conditions. None of the proposed amendments within the current scheme would trigger any Environmental Health matters

Ecology/BNG

In accordance with the Planning Practice Guidance, Biodiversity net gain does not apply to:

- retrospective planning permissions made under section 73A; and
- section 73 permissions where the original permission which the section 73 relates to was either granted before 12 February 2024 or the application for the original permission was made before 12 February 2024.

The previously approved application was exempt from the BNG requirements as although it wasn't made valid for several months, it was submitted to the Local Planning Authority on 25th January 2024. The current scheme is simply a variation of conditions application.

CONCLUSION / PLANNING BALANCE

The application is recommended for conditional approval. There is extant planning permission already in place for a replacement dwelling. The original dwelling has been demolished. The proposed amendments to the fenestration, garage, internal layout and siting within the plot are minor alterations which do not alter the character of the approved development and do not introduce any matters which would raise planning objections.

OFFICER RECOMMENDATION :

Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 16.1.2026.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council