

DELEGATED DECISION REPORT

SMD/2025/0542
Valid 29/12/2025

**HILLCREST
ROAD
STANLEY**

**TOMPKIN TWO STOREY SIDE
EXTENSION, FLAT ROOF ON
GARAGE REPLACED WITH
NEW PITCHED ROOF IN
KEEPING WITH EXISTING
HOME**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Impact on the Conservation Area

DESCRIPTION OF SITE

The site consists of a detached two storey dwelling house finished in a buff brick with an stone effect front porch, and a flat roof attached garage to the side. The dwelling has a hipped plain tile roof, and sits a good distance back from the highway, and occupies a generous plot on the southern edge of Stanley. The site is partly within the Conservation Area, although the house itself lies approximately 20 metres outside of the C.A. boundary. The site is in the Open Countryside but not within the Green Belt.

Stonefield House lies immediately to the west, and Stonewold lies approx. 25 metres to the north east. To the east and south of the site is agricultural land.

PROPOSAL

The application seeks permission to add a two storey side extension, alterations to the garage by way of adding a pitched roof and widening the opening, with stone effect to match the porch, make alterations to the window openings and replace the windows, as well as render the property in white.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS9 Smaller Villages Area Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 139, 207 – 221.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places, 16 – Conserving and enhancing the historic environment.

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

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: Expired

Public Comments

None received.

Town / Parish Comments

No objections.

Staffordshire County Council Highways

Acceptance.

Conservation Officer

The proposed extension and alterations relate to land located within the immediate setting of the Stanely conservation area. As outlined above the works are not considered to be harmful to the character and appearance of the Stanely conservation area or its setting, as such there are no heritage objections.

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 in the Smaller Village of Stanley, which does not have a defined Development Boundary. Policy SS9 states that Smaller Villages shall provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland. In this case, a domestic extension is considered to be an appropriate form of development, and is 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 application seeks to add a two-storey, hipped roof, extension to the eastern elevation, a small extension to the front porch addition of a dual pitch roof to existing garage, alteration to windows and addition of render to brick work. The Stanley Conservation Area along the southern edge of Tompkin Road is broadly characterised by large, detached dwellings, many of which are contemporary in nature.

The addition of the dual pitched roof is considered to improve the design and appearance of the existing garage. Flat roofs are not characteristic of the conservation area; therefore, the proposed roof will present a visual improvement.

The proposed two storey extension will be in keeping with the design of the host dwelling, and will be set back from the principal elevation and set down at the eaves and roof ridge. The proposed alterations to the property are also considered acceptable as they are minor in nature.

In addition, it is proposed to finish the proposed extension, and existing brick work in a white render. Render is present at neighbouring dwellings (Stonefield House, Stonewold, and Heatherdown) as such the proposed use of render will be in keeping with the immediate neighbouring dwellings which are similarly set within the setting of the conservation area. As such the use of render is considered acceptable in this instance.

Therefore, the proposed development is considered 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 site is bounded by Stonefield House immediately to the west, and Stonewold approx. 25 metres to the north east. To the east and south of the site is agricultural land. The proposed development would have no amenity impact on either neighbour due to the location of the development on the property, the scale of development, as well as the degree of separation between properties. The proposal is acceptable in this regard.

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. The number of bedrooms will not increase as a result of the proposal. The proposal will not increase the number of bedrooms or affect the current parking arrangements and therefore it is considered not have a detrimental impact on the adopted highway, and therefore acceptable in this regard.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the character of the built and historic environment. All applications likely to affect a heritage asset will need to be accompanied by a heritage statement.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding listed buildings. S.66 (1) and (2) states the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding conservation areas. S.72 (1) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 210 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

The Stanley conservation area is broadly characterised by large, detached dwellings. These dwellings are typically of stone and set back from the road. The form of the conservation area broadly follows Tompkin Road and Stanley Bank. The application site is partially located within the Stanley Conservation Area. The site entrance and boundary treatments to the front are located within the conservation area, while the dwelling itself is located outside the conservation area.

The proposal has been found to be acceptable in design terms as set out above. The proposed two storey extension will be in keeping with the design of the host dwelling. Furthermore, it will be set at such a distance from the conservation area boundary as to not harm the character and appearance of the conservation area.

The proposed extension and alterations relate to land located within the immediate setting of the Stanley conservation area. As outlined above the works are not considered to be harmful to the character and appearance of the Stanley conservation area or its setting, as such the proposal is acceptable in terms of heritage.

CONCLUSION / PLANNING BALANCE

On balance, the proposed development is considered to be in keeping in regards to design, amenity, highway safety, heritage and in principle. The proposed development will be in keeping with its immediate neighbours along Tompkin Road, and therefore not be visually intrusive in the street scene. The proposal complies with all relevant local and national policy, and therefore the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 31/03/2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council