

DELEGATED DECISION REPORT

**SMD/2026/0003 & 14 UTTOXETER ROAD
0004 LOWER TEAN
Valid 05/01/2026**

**ERECTION OF TWO-STOREY
EXTENSION TO THE EXISTING
DWELLING, INCLUDING
ALTERATIONS TO THE REAR
ELEVATION AND INTERNAL
RECONFIGURATION TO
PROVIDE AN ADDITIONAL
BEDROOM AND ENLARGED
KITCHEN AND DINING
ACCOMODATION**

**(FULL – HOUSEHOLDER &
LBC)**

MAIN ISSUES

- Development to a Listed Building
- Design
- Amenity

DESCRIPTION OF SITE

The site is a red brick dwellinghouse forms part of a Grade II listed terrace. The building dates from the early-19th century, listed as a house that is since subdivided into more units. The row is constructed in brick, with some sections of render. The building is associated with rural houses in the 19th century and illustrative of traditional and vernacular construction and detailing. The site is on the western edge of the village of Lower Tean, within the village development boundary.

PROPOSAL

The application seeks permission for the erection of two-storey extension to the existing dwelling, including alterations to the rear elevation and internal reconfiguration. The proposal will replace an existing two-storey rear outrigger, which presently forms the kitchen and a single storey lean-to external coal store, with a bedroom above. The proposal will increase the footprint of the two storey element by 1.45 metres to include the footprint of the single storey lean-to as to increase the size of the kitchen and bedroom.

As the property is listed, this report will also address the Listed Building Consent application submitted alongside the Householder application.

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
DC3 Landscape and Settlement Setting
E1 New Employment Development
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

Checkley Neighbourhood Plan

DES1 Design

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

- SMD/2017/0559. DESCRIPTION: Proposed Detached Granny Annex at rear 14 Uttoxeter Road. DECISION: REFUSED. APPEAL REF: SMD/2017/0559/A. APPEAL DECISION: DISMISSED.
- SMD/2017/0600. DESCRIPTION: Detached Granny Annex at rear 14 Uttoxeter Road. A single storey structure 3m high. Will be used for a dependent relative and will be ancillary to the main dwelling. DECISION: WDN.
- SMD/2026/0004. DESCRIPTION: Listed building consent for the erection of two-storey extension to the existing dwelling, including alterations to the rear

elevation and internal reconfiguration to provide an additional bedroom and enlarged kitchen and dining accommodation. DECISION: TRIAGE.

CONSULTATIONS

Publicity

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

Public Comments

None received.

Town / Parish Comments

Recommend objecting to both SMD/2026/0003 and SMD/2026/0004 on grounds of inadequate information to determine no harm to the heritage asset. Approval should only be considered if a revised, more comprehensive heritage/DAS is submitted demonstrating full policy alignment.

Conservation

In summary, the proposal would have a negligible impact on the special interest of the Listed Building. This would satisfy the provisions of s.16 and 66 of the Act, Section 16 of the NPPF and policy DC2 of the local planning policy framework. There are no objections to the proposal from a conservation perspective.

For any consent granted, we would suggest the following condition:

- No works shall be commenced in respect of the features identified below, until details of their design in the form of manufacturer's specifications (and samples upon request) or drawings and sections at a scale of no less than 1:20 have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken only in accordance with the approved details.

- i External windows and doors and their immediate surroundings, including details of any glazing bars
- ii Treatment of window and door heads and cills
- iii Rooftiles
- iv Render

Reason: To safeguard the special architectural and historic interest of the Listed Building.

Trees

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 Lower Tean Development Boundary 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 Checkley Neighbourhood Plan states that development must be well designed and sustainable, comprising distinctive and site specific design, and meeting the following requirements of this policy, proportionate to the scale and nature of the scheme.

No.14 already has a 2-storey catslide extension and it is proposed to raise the height of the 1-storey element and extend the roof plane of this 2-storey extension. Whilst this would increase the visual bulk of the rear storey addition, its catslide design would help to maintain the visual subservience to the principal building. It is proposed that the alterations would match the external materials, although it is noted a slight discrepancy between the brick mentioned in the application form and roughcast mentioned on the proposed elevations. A matching red brick would be preferable to render, although it is acknowledged that the rear elevation is pebble-dash rendered, and the rear of no.12 is also rendered. In any respect, it is likely that the proposed external works are in keeping would have a negligible impact on the special architectural interest of the Listed Building and would not result in the loss of its historic character.

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 Space About Dwellings SPD states that a 45-degree sightline must be maintained from neighbouring principal windows

The site is bounded by no.16 to the southwest, and no.12 to the northeast. The proposed development would breach the 45-degree line from the rear windows of both neighbouring properties, as demonstrated in the image below:

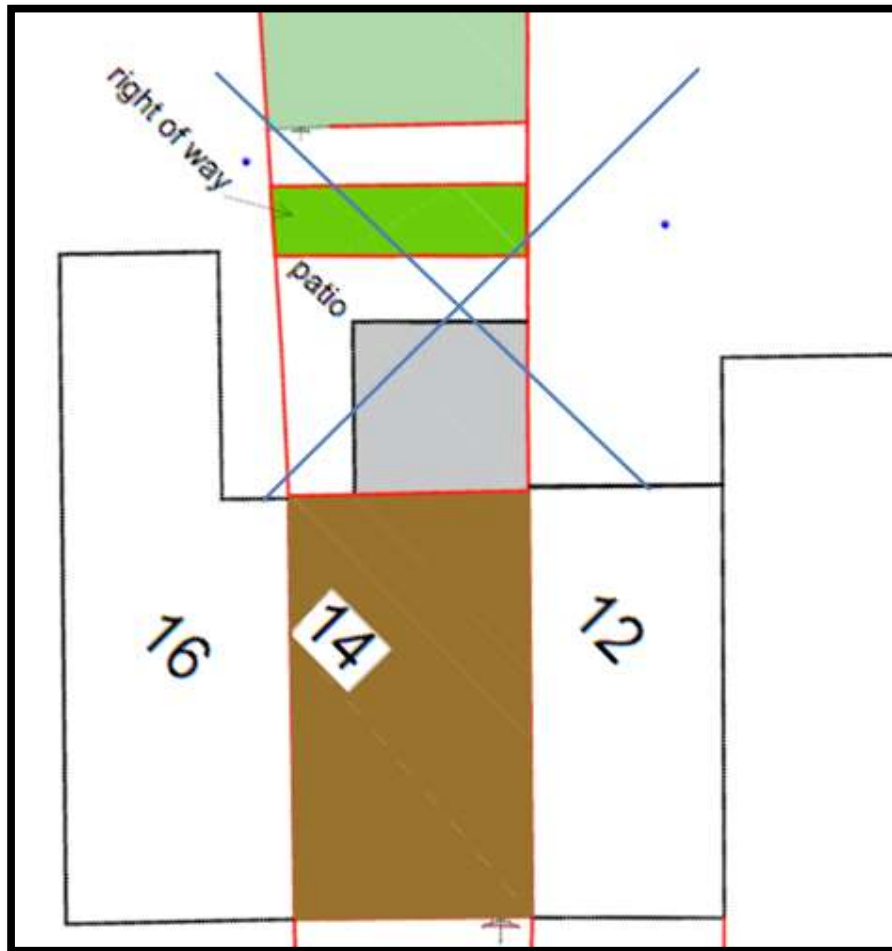


Fig 1: Proposed site plan showing the 45-degree lines in blue from no.12 and 16.

Due to no available floor plans for nos.12 & 16, it cannot be confirmed as to which rooms these windows serve and therefore whether they are principal windows. However on the balance of probabilities, and from the floor plans provided for this application, that they are likely to serve the kitchen and a second bedroom in each property, and therefore would be principal windows.

Due to the existing rear outrigger, the 45-degree lines have already been breached. However this is not considered to be a reason to exacerbate the amenity impact by extending the two storey further. As such, the proposal does not comply with the guidance set out in the SPD, nor Policy DC1. As such, it is considered that the proposed development would have an unacceptable impact on neighbour 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. The proposal would not remove parking, nor add an additional bedroom and therefore would have no impact on highway safety and is 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 proposed development has been assessed by the Conservation Officer, who has no objections subject to conditions. The CO has stated that the proposed external works would have a negligible impact on the special architectural interest of the Listed Building and would not result in the loss of its historic character, and that the proposed

internal alterations would involve alterations to the layout of the rear outrigger, which is of low significance. The proposed internal alterations would be unlikely to affect the building's special interest.

In summary, the proposal would have a negligible impact on the special interest of the Listed Building. This would satisfy the provisions of s.16 and 66 of the Act, Section 16 of the NPPF and policy DC2 of the local planning policy framework. There are no objections to the proposal from a conservation perspective.

CONCLUSION / PLANNING BALANCE

On balance, the proposed development would have an unacceptable and detrimental impact on the amenity of both neighbours at nos.12 & 16. This is due to the breach of the 45-degree line from principal windows both at ground and first floor level, which is contrary to Policy DC1 and the Space Around Dwellings SPD. Therefore, the recommendation is to refuse planning permission.

However, as there would be negligible impact on the special interest of the Listed Building, there is no reason to withhold Listed Building Consent.

OFFICER RECOMMENDATION : REFUSE planning permission.
APPROVE LBC.

Case Officer: Reuben Berriman
Recommendation Date: 27/03/2026

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council