

DELEGATED DECISION REPORT

SMD/2026/0062
Valid 25/02/2026

12 PARKEND
FORSBROOK

**REMOVAL OF THE 5M X 2.5M
CONSERVATORY AT THE REAR OF
THE PROPERTY AND REPLACE IT
WITH A 6M X 4M FLAT ROOF
EXTENSION IN THE SAME SPOT**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design and visual impact
- Neighbour amenity
- Coal
- Parking

DESCRIPTION OF SITE

The application site is number 12 Parkend, Forsbrook, a detached, dormer style dwelling which occupies an end of cul-de-sac location. The dwelling benefits from off-road parking, including a detached garage, and rear garden and patio amenity space.

For the purposes of planning policy consideration, the application site is located within the Blythe Bridge Development Boundary. The property also forms part of a low-risk coal development area.

PROPOSAL

The application is for a single-storey, rear extension. The works involve the removal of an existing conservatory and its replacement with a flat roof extension with glazed roof lantern. The plans show that the extension outer walls are to be finished with a monocouche render.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

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
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

03/01032/FUL	Conversion of loft and erection of conservatory. Refused.
04/00099/CL_PRO	Certificate of lawfulness for proposed dormer extension. Approved.
04/00554/FUL	Rear conservatory. Approved.

CONSULTATIONS

Publicity

Site Notice
Neighbour consultation period. Expired.

Public Comments

No representations received.

Forsbrook Parish Council

No representations received.

OFFICER COMMENTS

Principle of Development

The application property is sited within the Forsbrook village Development Boundary. Forsbrook is identified within policy SS8 as a Larger Village within the Staffordshire Moorlands Local Plan. Within the Larger Villages a range of developments, including residential, can often be supported in principle. In this case there are no 'in principle' objections to the development, however all other material planning considerations must be satisfied in order for the planning application to be supported.

Design and visual impact

Staffordshire Moorlands Local Plan policy DC1 (amongst other matters) states that all development shall be well-designed, be of a high quality, add value to the local area (including detailing and materials appropriate to the character of the area), and be designed to respect the site and its surroundings. Both the Staffordshire Moorlands Design Guide and SPG Design Principles for Development in the Staffordshire Moorlands advocate good design.

There are no design objections to this proposal, it is a simple ground floor extension which is modest in its size and clearly reads as a subordinate addition. The proposed roof lantern would add some visual interest to the addition. Whilst the proposed render would contrast with the brick of the dwelling, it is not an unusual occurrence to find dwellings with a mix of brick and render outer walls, in this instance the proposed contrast would not be visually harmful. In the event of the application being approved, it is recommended that render colour details should be secured by condition.

The scheme does not raise any objections in terms of any wider visual impact. Whilst the addition may be viewed from within the grounds of some surrounding dwellings, it would not be visually intrusive feature within the street scene given that it is a rear extension.

Neighbour amenity

Due to the small size of the addition, its positioning within the plot, separation distances from neighbours and no significant land level alterations, the scheme raises no concerns in terms of neighbour amenity impact. It is noted that no neighbour representations have been received.

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 Local Planning Authority' 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.

Parking

No issues in respect of impact upon parking provision. This is a replacement structure which will not remove any on-site parking provision.

CONCLUSION / PLANNING BALANCE

The application is recommended for conditional approval. As demonstrated within the report, there are no 'in principal,' design, visual impact, neighbour amenity, coal or parking reasons as to why the application should not be supported.

OFFICER RECOMMENDATION :

Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 21.4.2026.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council