

DELEGATED DECISION REPORT

SMD/2026/0072
Valid 19/02/2026

6 FORGESIDE
ENDON

**PROPOSED EXTENSION AND
INTERNAL ALTERATIONS TO
BUNGALOW**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a semi-detached bungalow and its associated curtilage. The bungalow is finished in a beige brick, with Marley Modern roof tiles. The site is located in a cul-de-sac in The Village in Endon, bounded by 4 Forgeside to the south and 8 Forgeside to the north west. The dwelling has been previously extended to the side (SMD/2000/0775. Old Reference: 00/00585/FUL). The site is in the Endon (The Village) Development Boundary.

PROPOSAL

The application seeks permission for a single storey rear extension, with minor alterations to the existing front and side elevations, namely moving the existing front and side door, to be replaced with windows.

The rear extension will have a pitched roof with roof lights, with eaves height to match the existing (2.1 metres). The roof ridge will be set below that of the host dwelling, and match the existing side extension (3.95 metres), which is set significantly lower than the host dwelling (5.1 metres). The proposal will extend 5.96 metres from the rear elevation and be approximately 4.2 m in width

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

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/2000/0775. (OLD REFERENCE: 00/00585/FUL). DESCRIPTION: Side extension to dwelling. DECISION: Approved.

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

Conditional acceptance:

The parking area shown on the approved plan titled Block Plan shall be retained unobstructed as a parking area for the life of the development.

Reason: To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

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 Endon 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 extension will be finished in brick and roof tile to match the existing, and will not challenge the existing development for dominance at eaves or roof ridge level, and as a result the proposal would largely not be visible from the street scene, with just glimpse views of the roof ridge being visible from the street. The overall design of the proposal is acceptable and in keeping with the host dwelling and wider area, and would not result in a harmful addition to the property or street scene.

While apex windows are typically resisted due to their overtly contemporary appearance, in this case the window is not visible from the public realm and therefore no harm arises from its inclusion in the scheme. With regards to the minor alteration on the front elevation of the host dwelling and the side extension, these are considered acceptable as they are so minor in scale and would not materially affect the appearance of the property. There would still be a (new) entrance door within the front elevation to provide legibility to the scheme. Therefore, the proposed development is considered acceptable in terms of design and complies with Policy DC1 and the Design Guide SPD.

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 4 Forgeside to the south, 8 Forgeside to the north west, and 9 Florence Terrace to the rear (north east). The site triangular in shape owing to the corner location in the cul-de-sac, and therefore the extension will project from the rear elevation angled away from the immediate neighbours on either side, towards 9 Florence Terrace, however there is still over 30 metres between No.9 and where the rear elevation of the extension would be. It is therefore considered that due to the degree of separation between the proposal and neighbouring properties, the proposed development is acceptable in terms of amenity and compliant with Policy DC1.

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 availability, nor add an additional bedroom and as such there would be no change in impact to highway safety. Therefore, the proposed development complies with Policy T1 and the SMDC Parking Guidance and is acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

On balance, the proposed development complies with all relevant local and national planning policies, as well as the adopted design guides SPD/Gs. Therefore, the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman
Recommendation Date: 28/04/2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council