

DELEGATED DECISION REPORT

SMD/2026/0015
Valid 15/01/2026

52 ANSELM SANDON ROAD
CRESSWELL

APPLICATION FOR THE VARIATION OF CONDITION 2 OF SMD/2024/0280 TO ALLOW THE DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH AN UPDATED SET OF PLANS, WHICH INCLUDE MINOR INTERNAL LAYOUT CHANGES, WINDOW SIZE CHANGES AND A CHIMNEY REPOSITION.

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Amenity

DESCRIPTION OF SITE

The application site is number 52 Sandon Road, Cresswell. Within the plot there previously stood a large, two-storey, detached dwelling within the large and rectangular-shaped plot. The dwelling has now been demolished in order for an approved replacement dwelling to be constructed.

For the purposes of planning policy consideration the application site is located within the Green Belt. The site is not within any Conservation Area and there are no listed buildings/structures or protected trees which need to be taken into account.

PROPOSAL

The application seeks permission for the variation of condition number 2 of approved application reference SMD/2024/0280. Condition number 2 relates to the approved plans. The application form states that 'the amendments proposed are minor design refinements intended to improve the functionality, buildability, and internal layout of the dwelling, while maintaining the overall scale, appearance, and character of the previously approved development.' The applicant wishes for the condition to be varied 'to allow the development to be carried out in accordance with an updated set of plans, which include minor internal layout changes, window size changes and a chimney reposition.'

The proposed amendments are shown in pink and numbered upon a supporting plan. The plan which the applicants wish to obtain approval for is DR/BR-002 Rev A. It is noted that this is not the only plan to have been submitted with this application. Other drawings include:-

DR/BR-003 Rev A;
DR/BR-004 Rev A;
DR/BR-005 Rev A.

Proposed amendments are;

- A. Increase of the ridge height by 77mm.
- B. Chimney position. Also the height of the chimney from a small flue type arrangement to a taller design and attached to the rear of the house.

- C. Ground floor internal layout. Adjustment to the internal stud wall between the Office and Bathroom.
- D. First floor internal layout. Master Ensuite and Dressing Room have been rearranged to make more efficient use of space and to accommodate a bath within the ensuite
- E. Raising of cill height to a front elevation window.
- F. Removal of a small rear elevation window serving the master bedroom.
- G. Reduced window size to guest bedroom (rear elevation).
- H. Larger window within the side elevation to the office.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DOC/2026/0013	Discharge of Condition 4, 5, 11, 14 and 15 in relation to SMD/2024/0280. Pending.
SMD/2024/0280	Erection of replacement, self-build dwelling. Approved.
88/01275/OLD	Rebuilding of garage store and laundry with first floor extension to form 2 bedrooms and shower room over. Approved.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Strategy
H1	New Housing Development
DC1	Design Considerations
DC3	Landscape and Settlement Setting
NE1	Biodiversity and Geological Resources
NE2	Trees, Woodlands and hedgerows
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

Supplementary Planning Guidance

1. Design Principles for development in the Staffordshire Moorlands
2. Space About Dwellings

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
- 12 Achieving well-designed places
- 13 Protecting Green Belt land
- 15 Conserving and enhancing the natural environment

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

No representations received during the statutory consultation period.

Draycott Parish Council

Consultation response received stating that 'Draycott in the Moors Parish Council at a meeting held on 9th February resolved to have no objection to this application SMD/2026/0015.'

Staffordshire County Council Highways

Particulars of Development: Application for the variation of condition 2 of SMD/2024/0280 to allow the development to be carried out in accordance with an updated set of plans, which include minor internal layout changes, window size changes and a chimney reposition.

Location of Development: 52 Anselm Sandon Road Cresswell

Acceptance

Application for the variation of condition 2 of SMD/2024/0280 to allow the development to be carried out in accordance with an updated set of plans, which include minor internal layout changes, window size changes and a chimney reposition.

Condition 2 (SMD/2024/0280) - The development hereby approved shall be carried out in accordance with the following submitted plans and subject to the following conditions and/or modifications:-

23-019-100 Rev C;

23-019 GF Rev E;

23-019 FF Rev E;

23-019 SEC Rev F;

23-019 E1 Rev G;

23-019 E2 Rev F;

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

Condition 2 under SMD/2024/0280 was not set by the Highway Authority.

I have no objection to the variation of condition 2.

Severn Trent Water

No representations received.

Staffordshire Wildlife Trust

No representations received.

Waste (SMDC)

No representations received.

Trees (SMDC)

In assessing this proposal, regard has been given to the provisions of the National Planning Policy Framework. Which seeks to protect and enhance the natural environment, requiring planning decisions to recognise the contribution that trees and green infrastructure make to the character, amenity and environmental quality of an area.

Consideration has been given to statutory protections afforded to trees protected by Tree Preservation Order and trees located within Conservation Areas. In addition, guidance contained

within BS 5837:2012 Trees in relation to design, demolition and construction Recommendations has been considered, which provides the methodology for assessing potential impacts of development on existing trees and establishing appropriate protection and mitigation measures.

The Local Development Framework Consideration: Staffordshire Moorlands Local Plan (Adopted 2020), specifically policies NE 2: Trees, Woodlands and Hedgerows has also been considered whilst assessing the proposal.

Conclusion:

Application for the variation of condition 2 of SMD/2024/0280 development is not considered likely to result in adverse impacts to retained trees. On this basis, no objection is raised.

Severn Trent Water

No representations received within the statutory consultation period.

Staffordshire Wildlife Trust

No representations received within the statutory consultation period.

Waste (SMDC)

No representations received within the statutory consultation period.

OFFICER COMMENTS

Principle of Development

The application site is located within the Green Belt. There are no Conservation area, listed building or protected trees constraints. This application does not raise consideration of the principle of development, extant planning permission already exists for a replacement dwelling at this site.

Design, visual impact and neighbour amenity

There are no objections to the raising of the ridge height. The proposed 77mm is very minor and will not impact upon the overall appearance of the house. 77mm will not be noticeable. There are no design and/or visual impact concerns relating to the minor window or internal alterations. Overall design of the dwelling will not be significantly changed and no harmful neighbour amenity impact would occur. The applicants confirm that the office window within the side elevation will be of frosted glass, a condition could be added to ensure this occurs.

Perhaps the most noticeable change is that relating to the chimney serving the ground floor, rear section of the new dwelling. Approval was given for a small, flue-type chimney positioned at the outer edge of the roof. The applicants inform that the chimney is required to be repositioned to allow for the wood burner to be placed elsewhere, and improve layout of the lounge. The applicants state that *'the chimney has been repositioned closer to the main body of the house to reduce the potential for smoke drifting across upper-floor windows and neighbouring properties. The revised chimney position remains below ridge height and is significantly lower than that of the existing dwelling to be replaced, thereby reducing visual impact. The new location is expected to lessen any perceived impact on the neighbouring property at No. 50.'*

The smaller (approved) chimney is considered to be a better design however the applicants have provided reasons for the change, and whilst not of as good design, the new location will ensure that smoke from the burner is directed away from upper floor windows and neighbouring properties.

CONCLUSION / PLANNING BALANCE

The proposed changes to the approved replacement dwelling scheme, are on the whole, fairly minor in nature. Changes to the windows, internal layout, minor ridge height increase and chimney design, will not have a significant impact upon the works for which approval has already been granted. For these reasons it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 12.05.2026.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council