

DELEGATED DECISION REPORT

SMD/2026/0120
Valid 13/03/2026

20 BIRCHENDALE CLOSE
LOWER TEAN

PROPOSED 2 STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways

DESCRIPTION OF SITE

20 Birchendale Close is a semi-detached, two-storey dwelling occupying an end of cul-de-sac location within a well-established residential area. The dwelling sits within a generously sized, wedge-shaped plot of land with gardens to the front and rear, and areas of hardstanding including private driveway.

For the purposes of planning policy consideration, the application site is located within the open countryside and is within the village of Lower Tean. The property is not within any Conservation Area and there are no listed building/structure or protected trees which need to be considered.

PROPOSAL

A two-storey side extension to provide a snug, utility, cloak room and WC. At first floor level a master bedroom and ensuite are proposed which, if approved, would result in the dwelling becoming a four-bedroom property. Windows will be present in the front and rear elevations only. An external door allowing access between the rear amenity space and the cloakroom, would be positioned within the newly formed gable end. All new tiles and brickwork are proposed to match those of the existing dwelling.

During the course of considering the application, the planning agent was informed of concerns regarding the size of the proposed addition in terms of its width in relation to the existing house. An amended plan has been submitted to address this and to show on-site parking. The plan currently being considered is drawing reference 100-02B.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS9	Smaller Villages Area Strategy
DC1	Design Considerations
DC3	Landscape and Settlement Setting
T1	Development and Sustainable Transport

Appendix 2 Parking Guidance

Supplementary Planning Guidance

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

Checkley Parish Neighbourhood Development Plan 2021 – 2035.

National Planning Policy Framework

Including sections;

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 12 Achieving well-designed places
- 15 Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

Two representations received which can be summarised as follows;

- Development appears to reduce driveway parking space. Loss of off-street provision may increase pressure on surrounding roads. Street parking in the area is already constrained.
- Existing turning area is in regular use by adjoining neighbours, and its continued availability is important for safe vehicle manoeuvring.
- Consider potential impact of additional external lighting. The area currently benefits from low levels of light pollution, and any increase may adversely affect neighbouring residential amenity.
- Concern over possible increase in light pollution impacting upon astronomy.
- Suggest low brightness (and aimed down) external lighting. Security lights could use timers. Request that the light pollution aspect be added to the conditions of the planning application.

Checkley Parish Council

No representations received.

Staffordshire County Council Highways

Recommendation Summary: Conditional

Site Visit Conducted on: 26-Mar-2026

Background

The property is located on Birchendale Close, a D classified road (Road No. D1329). Birchendale Close is subject to a 30mph speed limit, has footways and streetlights and serves residential properties. The 3-bedroom property currently benefits from off highway parking (driveway).

Description of Proposal

Proposed 2 storey side extension.

Comments on submitted information

The proposal is to construct a 2-storey extension to the side elevation of the property. The extension will provide a snug, utility and cloak room on the ground floor and a master bedroom with ensuite above. The number of bedrooms will increase from 3 to 4. Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling. The submitted plans do not show parking, a plan detailing sufficient parking to meet with the Parking Standards is required. It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2026/0120) subject to the following condition:

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.

Reason(s):- To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

Officer comment

Following on from concerns relayed to the architect regarding the size of the addition, an amended plan was submitted which (in addition to the design amendment) also took into consideration the Highway officer's comments regarding off-road parking space. The Highways officer has reviewed the amended plan and provides further comment as follows;

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling. The submitted plan 100-02B shows parking for 3 vehicles and meets with the Parking Standards. It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2026/0120) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan 100-02B. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

OFFICER COMMENTS

Principle of Development

Lower Tean is a smaller village within the open countryside, it is identified as such within policy SS9 of the Staffordshire Moorlands Local Plan, where a range of developments can be supported in principle, including residential development.

Design and visual impact

This is a gable ended, two-storey addition to a detached, gable style dwelling. There are no objections to the overall form of the addition. Replication of the gable end is welcomed and so is the lower ridge line and setting back of the front wall (and resultant break in the roof slope). All new bricks and tiles would match this of the existing house and again this is welcomed. Originally the proposed width was 4.3m, this has now been reduced to 3.8m. Whilst this may not seem to be a significant amount, it does make a difference when considering this is to be over two floors and a roof area. Viewing the originally proposed plan against the amended scheme, demonstrates the reduced impact. The reduced width results in the addition being less bulky and ensures it does not compete quite so much with the width of the original dwelling. On balance the amended proposal is now considered acceptable.

There will be some visual impact beyond the application site. The addition will be seen from a number of surrounding dwellings and from Birchendale Close itself. Given that the addition is now acceptable in its design, the visual impact is considered acceptable, it is the sort of development which is common within established residential areas. Furthermore, the end of cul-de-sac location and the angle in which the dwelling sits from the road, means that the addition will have less of a visual impact than might otherwise be the case if the extension were directly fronting the highway. To conclude, there are no objections to the scheme in terms of visual impact.

Neighbour amenity

There are no neighbour amenity objections to the proposal. Whilst there are dwellings surrounding the application property, there are no issues in terms of overbearing relationships or impacts upon neighbouring principal windows. There is an approximate 27m separation distance (measured on plan view) to the main wall of the dwelling at the rear, and the only upper floor rear window of the addition would serve an ensuite.

The garage belonging to number 22 Birchendale Close (to the west) is sited close to the boundary, separating the two properties. The dwelling itself (number 22) is positioned at an angle from the application site as it turns to face the end of the cul-de-sac. The proposed two-storey extension will therefore not be as close to number 22 than what would be the case if the two dwellings were aligned directly side by side, as per a typical row of dwellings fronting a highway. There are no windows within the side wall of the extension and its positioning within the plot means that it has a sufficient separation distance with number 22 to avoid any overbearing impact upon principal windows.

Neighbours have raised concerns about light pollution affecting an astronomy hobby. Given that at present the applicant could install external lighting at the site it would be unreasonable to restrict this by condition. However, Environmental Health can deal with light pollution under statutory nuisance if this were to be problematic in the future. .

Highways

The Highways officer has no objection to the proposed amended plan. Therefore, whilst neighbour comments are noted a refusal on highways grounds would not be sustainable. . The full highways consultation response can be read within the 'Consultations' section of this

report, it is noted that a new Form X has been issued with a recommended condition to secure the additional parking space prior to first use of the extension.

Checkley Parish Neighbourhood Development Plan

Policy DES1 of the Neighbourhood Development plan is relevant in terms of design and parking provision. The proposed addition is of an acceptable design and does take into account its surroundings. Furthermore, the scheme satisfies the parking requirements in that off-road parking is required which is proportionate to the size of the dwelling.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is concluded that there are no 'in principle,' design, visual impact, neighbour amenity or highways objections to the scheme. Conditional approval is recommended.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 14.05.2026.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council