

DELEGATED DECISION REPORT

SMD/2026/0183
Valid 01/05/2026

COUNTRY VIEW SANDON ROAD
CRESSWELL

PROPOSED SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

A single storey dwelling occupying a corner plot of land with amenity space to the front and rear and off-road parking space. Boundaries are marked by brick walls, hedgerows and timber fencing. Land levels within the site are relatively level.

For the purposes of planning policy consideration the application site is located within the open countryside but is not within the Green Belt. The site does not form part of any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The demolition of an existing conservatory and its replacement with a single-storey, pitched roof, brick and tile extension. The extension would allow for the enlargement of an existing utility room and provide space for an open-plan kitchen and family room. Windows would be inserted into all three sides of the addition, with the rear elevation having full-height, glazed folding doors and glazing extending to the upper gable end area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS10	Other Rural Areas 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
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

- 92/0421 Outline application for residential development. Refused.
- 92/0901 Outline application for residential development. Approved.
- 92/01284 Reserved matters for a detached bungalow and garage. Approved.
- 98/00164/OLD Extension to and conversion of garage to form additional accommodation. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments

No representations received within the statutory consultation period.

Draycott Parish Council

No representations received within the statutory consultation period.

OFFICER COMMENTS

Principle of Development

The application site is not within the Green Belt, but it is within the open countryside. The application site is located within the open countryside. Relevant to the consideration of this application is Local Plan policy SS10 'Other Rural Areas Strategy' which outlines a range of developments that can be supported in the rural areas. Of relevance to this application is the part of policy SS10 which supports 'extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.' Also relevant to consider is section 12 of the National Planning Policy Framework, Supplementary Planning Guidance 'Design Principles for Development in the Staffordshire Moorlands' and Supplementary Planning Document 'Staffordshire Moorlands Design Guide.'

Whilst the dwelling has been extended (conservatory to be replaced, snug room addition and link to what was a detached garage), the extension is still considered to be subordinate in size in relation to the original house. The fact that the addition would replace an existing extension means that only a small footprint area would be added, as would be the case if this scheme did not replace an existing structure.

There are no 'in principle' objections to an extension to Country View.

Design and visual impact

No issues in terms of design. This is a simple, gable extension which matches the style of the house. The addition is subordinate in size and whilst its ridgeline would continue that of the gable to which it would be attached, it is a secondary ridge, (in terms of height), the main and higher ridge being that which spans the main bulk/width of the bungalow. Matching roof tiles and bricks are welcomed. The large glazed area within the rear gable is a little unusual, however overall the addition maintains a good solid-to-void ratio and this is not an historic cottage where large glazed areas would look completely out of character.

In terms of visual impact, the scheme raises no concerns. Whilst parts of the addition may be seen from outside of the curtilage of the dwelling, the fact that the addition is of an acceptable design means that any views of it do not raise any concerns.

Neighbour amenity

No neighbour amenity issues due to the relatively isolated location.

Highways

No highways related issues. There is a large off-road parking area at the front of the house which will not be impacted by this proposal. The extension is not providing any additional bedroom space and therefore consideration of the adopted Appendix 2 parking guidance, is not triggered.

Public Right of Way

PROW number 19 Draycott n the Moors runs along the access track in a broadly west-east direction. The path is on the southern side of the application site. No part of the proposed extension would impact upon the footpath route, however in the event of this application being approved, it is recommended that informative notes are added to the decision to remind the applicant/developers of their responsibilities relating to foot path access.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 26.06.2026.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council