

DELEGATED DECISION REPORT

SMD/2026/0208
Valid 04/05/2026

10 YORK CLOSE
FORSBROOK

PROPOSED SINGLE STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Coal area (low-risk)

DESCRIPTION OF SITE

A two-storey, gable ended, semi-detached dwelling with two-storey bay window on the principal elevation, occupying an end of cul-de-sac position. There is off-road parking at the front of the house, an attached garage/store, and garden and patio areas at the rear of the property. Boundaries are marked by fencing and there is a low-level brick boundary wall at the front of the house. Land levels do not vary significantly within the site.

For the purposes of planning policy consideration, the application site is located within the Blythe Bridge Development Boundary, it is also within a low-risk coal development area. The property is not within any Conservation Area and there are no listed building/structures, protected trees or flood zones which need to be considered.

PROPOSAL

A single-storey side extension to provide a workshop and a shower room. Roof design would be hipped and lean-to. There are no materials details on the elevation plan but the application form indicates matching bricks and tiles.

The proposal has changed since initial submission. Originally a side and rear wrap-around extension was sought. The plans were changed to omit the rear extension as this part of the proposal breached the 45 degree horizontal amenity standard angle when measured from the neighbouring, adjacent ground floor principal window. The plan currently being considered is drawing 'Planning 1 Rev A.'

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. 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

78/05404/OLDDC Extension to form porch, garage and larger kitchen. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

No representations received during the statutory consultation period.

Forsbrook Parish Council

No representations received during the statutory consultation period.

Staffordshire County Council Highways

Acceptance

Site Visit - 18/05/2026

Background

The property is located on York Close (Road No. D1232), an unclassified road that is subject to a speed limit of 30 mph. York Close serves residential properties and has footways and streetlighting. The 3 bedroomed property benefits from a driveway/hardstanding that can accommodate parking for 2 vehicles. The current garage with minimum internal dimensions of 2.6m wide by 8m long does not meet the Parking Standards which state the minimum internal dimensions of a single garage should be 3m wide by 6m long.

Proposal

Proposed single storey side and rear extension.

Comments on Information submitted:

The rear extension will provide an enlarged kitchen and seating area. The side extension will accommodate a shower room, with a workshop positioned to the rear that provides access into the garden. Parking for 2 vehicles is shown on the submitted plan.

The proposal is considered not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2026/0208).

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Forsbrook as a 'Larger Village' within the Local Plan (policy SS8). Within the larger villages, a range of developments, including residential, can be supported in principle (subject to all material planning matters being satisfied). The following report considers all the relevant planning matters.

Design and visual impact

There are no design objections to the proposal, the extension is simple in terms of its roof design and overall footprint shape. The development is not overly large in terms of volume added when compared to the size of the existing house. The side extension is of a very similar footprint to that which it would replace and overall the proposal is for a subordinately-sized addition. The small roller shutter door at the front is not a feature which is commonly seen at the front of houses, however in this instance it is considered acceptable due to its small size and recessed position, including rear of parking area location so likely frequently, (partially) masked by the occupant(s) and neighbour's vehicle(s).

The proposed plan does not give any proposed materials details however the application form specifies red facing bricks and grey tiles to match those of the existing house. Matching materials are welcomed and can be secured by an appropriately worded condition.

The development will be visible within the street scene and will be seen from neighbouring dwellings. However, given that the addition is of an acceptable design, and the fact that there are extensions of other designs and sizes (single and two storey height), within the area, there are no visual impact objections. The proposed scheme is not adding anything unusual or inappropriate to the character of the area.

In conclusion, there are no design and/or visual impact objections to the scheme.

Neighbour amenity

No issues with the side extension, it is replacing a similarly-sized addition (footprint) and whilst the roof would be higher, it will be a hipped/lean-to arrangement, sloping away from the neighbouring property (number 11) and in any case, there are no principal windows within the neighbour's side wall at ground floor level. Number 11 is positioned further forward than the applicant's property due to the layout of the cul-de-sac, this means that the side extension will project beyond the rear wall of the neighbouring property. Whilst the 45 degree neighbour amenity impact standard is considered, in this instance it is recognised that this is a replacement structure, the rear wall only projecting about 70cm rear of the existing rear wall which it would replace. Land levels, boundary treatments and the presence of the neighbour's shed at the boundary ensures that the side extension will not raise any adverse amenity impact concerns. It is noted that no representations have been received from number 11.

Parking

Comments from the County Highways officer can be read within the Consultations section of this report. The application is not proposing any additional bedroom space and the scheme would not remove any of the currently provided off-road parking space, therefore consideration of the Local Plan adopted parking standards is not required. The County Highways officer is not requesting the addition of any planning conditions.

Coal area (low-risk)

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.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is concluded that the proposed side extension raises no 'in principle,' design, visual impact, neighbour amenity or parking concerns. Subject to conditions it is recommended that the application is approved.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 03.07.2026.

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council