

DELEGATED DECISION REPORT

SMD/2026/0046
Valid 02/02/2026

18 MEADOW ROAD
BROWN EDGE

**DEMOLITION OF EXISTING
CONCRETE PANEL GARAGE
AT REAR AND ALTERATIONS
AND EXTENSIONS TO FORM
GROUND FLOOR KITCHEN
AND FIRST FLOOR
BATHROOM ON GABLE AND
DINING/LIVING AREA, UTILITY
AND GROUND FLOOR WC AT
REAR**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour living conditions

DESCRIPTION OF SITE

Within the Brown Edge Larger Villages development boundary. Two storey semi in buff brown brick and Staffordshire tile with dual pitched roof and half-hipped gables. Positioned midway along a row of similar properties of post war mid 20th Century origin. Meadow Road climbs with a moderate slope from southwest to northeast. The adjacent unattached neighbouring semi at 16 Meadow Road (to the north east side) stands at an appreciably higher level of between 1m to 1.5m (estimated). The two unattached neighbours each have their own vehicle driveway to the side separating the properties. A slightly raked retaining wall atop of which is a close board fence of about 1.2m forms the boundary to number 16 along the entire side length including into the back gardens.

The rear garden depth is about 12m and in the case of the application property (number 18) this backs on to the side elevation of a neighbouring dwelling at 9 Leonard Drive. The garden narrows slightly towards the rear. A modest prefab single garage with shallow mono pitch roof (with fall from front to rear) stands in the back garden against the side boundary with no.16.

The property has 2 double bedrooms and the plans are labelled to show a third bedroom although it appears, scaling from the plans, that this would not meet the minimum dimensions for a single bedroom as set out in the present day Nationally Described Space Standard.

The location is within an area designated by the Coal Authority as low risk for development due to historic coal mining.

PROPOSAL

A narrow two storey addition would be formed to the side of the property along the rear half of the side elevation with dimensions 1.8m x 4.2metres. A narrow pedestrian access would be retained leading to the rear. Along the rear of the property and overlapping with this side extension a single storey lean-to addition is proposed. This is shown on the plans as projecting just less than 3 metres. Its height to the lean to point is shown as being 3.3metres.

As first submitted the subordinate roof of the extension was to have been formed with a standard small gable. At LPA request this has been altered in revised drawings to a hipped gable extension to the original roof. The rear slope of the extension would be formed as a flush continuation of the rear-facing slope of the existing dwelling.

There was discussion about whether the extension gable should be a full or half hip but on sight of drawings for both alternatives it has been concluded that the full hip makes the more complementary finish.

The application form confirms and the plans imply that all exterior facing walls would be constructed of *“new bricks in colour to match or complement the existing bricks”*. The proposed roofing is stated as: *“Red colour cross camber tiles to match existing pitch roof to first floor bathroom extension. Marley or equal smooth red mendip concrete interlocking tiles for 15 degree roof pitch to ground floor extension.”*

As a householder planning application the statutory provisions for biodiversity net gain do not apply.

The application is accompanied by the submission of a privately commissioned environmental report the purpose of which seems to have been to consider in particular the possible implications of historic coal mining in the area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2024)

Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 5 – Delivering a sufficient supply of homes; 8 – Promoting healthy and safe communities; 9 – Promoting sustainable transport; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving

and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: **14.05.2026**

Neighbour consultation period ends: **25.02.2026**

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Brown Edge Parish Council – none received

OFFICER COMMENTS

Principle of Development

Being a proposed domestic extension to an existing residential dwelling within the adopted development boundary of a larger village (Brown Edge) the development is acceptable in principle.

The main issues are those of design appearance, implications for adjacent neighbours and vehicle parking capacity.

Design

The scheme is well designed in that it is modestly proportioned to suit the limited available space and it has been carefully considered, especially in its integration with existing roof slopes (two-storey part) and in its proposed use entirely of brick for walling and use of matching roof tiles where relevant. It is also suitably set down, recessed and 'trimmed' to ensure it is fully secondary to the original dwelling.

It is perhaps surprising that no window openings are included in the front facing elevation of the two storey side extension and this could be considered a negative. However, the extension is narrow at just 1.8m and is well set back to occupy only the rear half of the side length of the property so that this elevation would have a very concealed visibility towards the public street scene. For these reasons and on balance it is felt that this compromise (a point which was discussed with them) stemming from the applicants' chosen requirements in this case can be accepted.

Amenity

There would be a modest ground floor kitchen window in the two storey side elevation which would face the side boundary with no.18. Whilst there are small side windows (two ground floor and one first floor) at no.18, these will not be principal windows. The outlook from the kitchen window would be primarily towards the boundary retaining wall and its fence above. In relation to no.18 there would therefore be no conflicts with the Council's adopted 'space about dwellings' guidance either in terms of privacy and overlooking or in regard to proximity to adjacent elevations.

The projection of the proposed rear single storey extension needs to be assessed for any impact on the outlook of the adjacent rear ground floor principal window of no.20. The 'space about dwellings' guidance is that adjacent new development should not extend beyond a line drawn in the horizontal plane at 45° from the midpoint of a neighbouring property's principal window.

In this case the 2.9m extension proposed would appear to breach the 45° line by about 650mm. It can be noted however that an existing solid close board fence to a height of about 1.8m stands along the dividing boundary line. (A fence up to 2.0m high could be erected without planning consent being required.) Also, the extension would be to the north east side where any restriction it might introduce on natural light would have least significance in terms of prevailing sunlight. The neighbour's own extension by contrast does cut off that all-important evening westerly light – including evening sunshine.

Whilst not strictly applicable to this development it must also be noted that a rear single storey extension of up to 3.0m projection could be built as Permitted Development along the boundary line. This proposal meanwhile is set in by about 400mm from the side boundary with no.20.

There is concern nonetheless that the extension would 'hem in' the outlook for the adjacent window at no.20 making the outlook darker with extensions to either side. The point has been raised with the applicant who has commented: the window referred to at no.18 is a kitchen window; it is understood (they say) that the extension at no. 18 was built to form an enlarged kitchen and dining area and that this extension now has a further window which might be considered principal; the original kitchen window is now a sliding patio door.

The patio door can be acknowledged as giving a greater amount of light than the more ordinary window it replaced. The enlarged internal area will gain light from the further

window of the (earlier) extension in addition to the now patio window. 'Principal' window includes the main window in a living room, dining room and kitchen.

If the 45 degree rule is used to assess the impact on the (now) patio doors window at no.20 the breach is of the order of 650mm. This on balance is not a level of harm that can be considered a significant detriment to the living conditions for occupiers of no.20. All considered therefore, the implications for the living conditions of occupiers at no.20 would not be unduly affected and the scheme should be considered acceptable on this count.

Whilst there is an adjacent neighbour to the rear (at 9 Leonard Drive) there are not found to be any adverse implications likely for occupiers of that property given that no.9 is side-on and would be at a separation of at least 10m to a car port (approved 2011) and 13.5m to the side wall of the main dwelling.

Highway Safety

The Council's adopted parking 'guidance' is that for a dwelling with up to three bedrooms, two parking spaces (each to a minimum 2.4m x 4.8m) should be provided. Proposal drawing 0126 – 3 shows two parking spaces in tandem arrangement within the existing driveway forward of the proposed extension. Each is shown having a width of c.2.7m and length c.5.0m. Therefore the guideline standard for vehicle parking provision would be met.

Other matters

The removal of the prefabricated sectional garage can be accepted as not raising planning concerns other than that an advisory informative should be attached in the event of permission being granted to draw attention to appropriate pollution safeguards including with regard to potential for asbestos being a part of the structure.

The standard advisory informative recommended by the Coal Authority should also be included given the development's location in a Low Risk Area of historic coal mining.

As the application involves elements of demolition and alteration to the roof of the main dwelling the advisory informative regarding protected species (bats) should also be included.

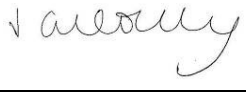
CONCLUSION / PLANNING BALANCE

In consideration of all of the above the application is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank

Recommendation Date: 19.06.2026 revised 07.07.2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council