

DELEGATED DECISION REPORT

SMD/2026/0197
Valid 24/04/2026

GABLE VIEW PARK LANE
CHEDDLETON

ERECTION OF FIRST FLOOR
SIDE AND REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact to the Green Belt
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application relates to a detached gable style dwelling constructed using facing materials of red brick to the lower half of the walls and pebble dash render to the upper floor level. A date stone on the front elevation indicates '1930.' The property is orientated in such a way that the front entrance faces a narrow track road north of the application site and, the back of the property faces a gravelled car park on land that is at a higher than property. The property is situated down a slope from roadside to rear boundary.

The dwelling has previously extended via a single storey side extension that wraps around to the rear filling into the recessed corner as the original footprint is 'L' shaped. The extension serves the kitchen and living space.

Vehicle and main access are taken from the west of the site from Park Lane.

For the purposes of planning policy consideration, the application site is located within an area designated as Green Belt.

PROPOSAL

Planning permission is sought for a two storey extension above the single storey side/ rear element of the dwelling. The two storey will accommodate an additional bedroom and enlarge a bedroom with en-suite and dresser. It will feature a double gable roof in line with the ridge of the main roof and have fenestrations to the rear and elevation on the first floor.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS10 Other Rural Areas Area Strategy

DC1 Design Considerations

T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

GB Section 13 – Protecting Greenbelt Land

SITE HISTORY

SMD/2015/0123	Single storey side and rear extension and alterations to elevations including removal of existing chimney	Approved
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CONSULTATIONS

Publicity

Site Notice expiry date: 10/05/26

Neighbour consultation period ends: 15/05/26

Public Comments

Neighbour comments No representatives received

Cheddleton Parish Comments No objection

Staffordshire County Council Highways No objection

OFFICER COMMENTS

The proposed development is located within the curtilage of the residential dwelling. It is also outside of the development boundary of Cheddleton within designated Green Belt land.

Under Section 13 of the NPPF paragraph 154, it states that all development is considered inappropriate within the Green Belt unless it falls within certain appropriate exceptions such as the extensions and alterations of a building are acceptable provided that it does not result in disproportionate additions over and above the size of the original building.

Policy SS10 Other rural Areas Strategy further adds to the criteria which states that there can be support for 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 property has previously extended via a single storey side and rear extension following its planning approval in 2015; this equated to an approximate 39% increase in overall footprint and 19% in overall volume. According to the case officer's calculations, the proposed two storey would add a further 24.5m² of footprint and a volume of 145.4m³ this equates to approx. 44% in footprint over and above that of the original dwelling (approx. 88m²) and a volume increase of 33.6% to the original dwelling's volume of 359m³. The Council does not specify any figure in which a development is considered disproportionate. However volume calculations give a useful guide as to whether something may be disproportionate.

Nevertheless, the case officer deemed the development to be proportionate as it would be less than half of the scale and mass of the original dwelling and sat above single storey element of the dwelling where the footing remains the same. Visually it would not appear disproportionate to the original dwelling. The extension would also encompass the walls that form the recessed corner of the original dwelling which together with its position above the single storey element which would not result in the loss of openness of the Green Belt. Accordingly, the proposal would not be harmful to the openness of the Green Belt nor would it require to be justified by very special circumstances. The proposal complies with Policy SS10 and the NPPF

Design

Paragraph 135 of the NPPF (2025) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 (Design Considerations) outlines that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance, in line with the Council Design SPG. The SPG, with reference to extensions confirms that extensions should be subordinate to the existing building so that the original building dominates.

In terms of its design, the two-storey extension would not be seen from public vantage points as the dwelling is sat on a slope much lower than the roadside approx. 22m west of the dwelling. The extension would also be well-screened as it will utilise the walls that forms the 'L' shape of dwelling and sit among mature trees and hedges that is shared with the immediate neighbour north of the application site. Referring to its size and mass, the extension would sit in line with the eaves and ridge of the main roof. Whilst it would normally be desirable to set the extension back and down from the main elevation and roof, in this instance, due to the distance to the neighbour terracing will not be problematic. Furthermore, as the property is rendered a mismatch of materials is also less likely to be apparent. Whilst this is also contrary to the SPG's direction to keeping eaves and ridge lower than the host dwelling, in this circumstance, the extension would harmonise with the host dwelling as it creates a holistic appearance of the dwelling without compromising the character and charm of a relatively large dwelling. The extension would use match those of the existing dwelling which is considered visually acceptable. The development is in accordance with Policy DC1.

Impact to neighbouring amenity

Paragraph 130 of the NPPF (2024) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

'Beech Trees' to the northwest is set on higher ground and would not be subjected to any overbearing or overlooking arrangement. Furthermore, the first floor side elevation has no upper floor windows looking directly into this neighbour's curtilage and a condition will be imposed to this effect. To the south of the application site,

'Roamersley' will not be affected due to the positioning within its plot and separation distance from Gable View.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking (car park) that can serve 3 vehicles. County highway officer noted that no parking was shown on the submitted plans, it was noted at the site visit there is sufficient space on the driveway/hardstanding to accommodate parking and turning for approximately 3 vehicles; this meets with the Parking Standards for a property of 4 bedrooms. As such, the proposal is considered not have a detrimental impact on the adopted highway.

As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa O'Brien

Recommendation Date: 18/06/26

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council