

DELEGATED DECISION REPORT

SMD/2026/0292
Valid 11/06/2026

THE HAVEN 72 FOLLY
LANE
CHEDDLETON

SINGLE STOREY REAR
EXTENSION AND
ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Cheddleton Ward. The site is also within the Cheddleton South development boundary, where positive development is encouraged to be concentrated. No. 70 Folly Lane is situated to the North of the site and Hillcrest, No. 74 Folly Lane is located to the South. The rear curtilage of the site adjoins an area of open Green Belt land to the West. The Leek Road highway runs adjacent to the proposed site on the East.

It is noted that a number of properties within the street have been extended, however, the established character of the street has been retained.

PROPOSAL

The proposed development consists of a single storey rear extension. The single storey rear extension will accommodate an office. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse, including facing brickwork, flat roofing material with a dark-grey single ply membrane finish and brown wood effect uPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14

Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1980/1010 – Extension to form garage. Approved.

SMD/1988/0599 – Erection of garage with bedroom and bathroom over. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/07/2026

Neighbour consultation period ends: 10/07/2026

Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Cheddleton Parish Council do not object to the proposed development.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly

and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A concentrated focus on future growth is to be directed to larger settlements, including Cheddleton. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within the village of Cheddleton, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of ensuring that all development enhances the character and appearance of the settlement.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with a sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed rear extension would be single storey, therefore the maximum height of the extension would be set down from the parent building. Thus, it would be considered appropriate development in accordance with the Council's Design SPD. I note that the rear extension would clearly be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling.

The proposed rear extension would have a flat roof. Although flat roof extensions are generally discouraged in the adopted Staffordshire Moorlands Design Guide SPD, it is considered that the rear extension would not form a prominent addition in the area and when viewed from the street scene. Furthermore, the proposed flat roof extension would adjoin an existing single storey flat roof rear outrigger on the dwelling, therefore it would remain in character with the existing dwelling. On

balance, although the proposed rear extension would conflict with the Design Guide SPD in terms of its flat roof, its minimal visibility from the wider public domain would not result in a visually harmful addition to the dwelling. It is therefore considered acceptable in this case.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Facing brickwork, flat roofing material with a dark-grey single ply membrane finish and brown wood effect uPVC would be used in the construction of the proposed extension. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original street.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by No. 70 Folly Lane to the North and Hillcrest, No. 74 Folly Lane is located to the South. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides of the site.

The proposed single storey rear extension would be sufficiently stepped off the common boundary to ensure that there would be no breach of the 45 degree rule to the closest rear fenestration at No. 70 Folly Lane. Therefore, it is clear that no detrimental shadowing would occur over No. 70 and their light amenity would not be adversely impacted as a result of the single storey rear extension.

There would be one window on the side elevation of the proposed extension which would face towards the neighbours at No. 70, which could cause a degree of overlooking on the neighbours at No. 70. This being said, the proposed side window would be located at ground floor level, predominantly looking towards an approximately 1.8 metre high close boarded fence on the common boundary between the site and No. 70. Thus, this common boundary treatment would mitigate the majority of the overlooking impact resulting from the addition of the proposed side window.

The proposed single storey extension would be within close proximity of the neighbouring dwellinghouse at Hillcrest, No. 74 Folly Lane. Therefore, the 45 degree rule has been assessed, between the corner of the proposed extension

and the central point of the closest rear fenestration at Hillcrest, to ensure that light amenity will not be impacted. Based on the completion of a site visit and the proposed ground floor plan submitted (which exhibits the 45 degree line to the neighbours closest rear window), it is clear that there would be no breach of the 45 degree rule. Thus, it is clear that the light amenity of the neighbours at Hillcrest would not be adversely impacted, by virtue of overshadowing or overbearing impact. Nevertheless, the mature soft landscaping (beech hedge) on the common boundary between the site and Hillcrest would predominantly screen the proposed extension from these neighbours.

There would be no windows on the side elevation of the proposed extension which would face towards the neighbours at Hillcrest. Therefore, their privacy amenity would not be impacted at all, as no overlooking would occur as a consequence of the proposed development.

Highway Safety

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the dwelling. Therefore, it is clear that no additional parking spaces will be required for the number of people inhabiting the dwellinghouse. Furthermore, as the proposed extension would be to the rear of the dwelling, the available off-highway parking on the front driveway would not be compromised.

Thus, the proposal complies with Local Plan Policy T1 in this regard.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no detrimental effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 03/08/2026

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council