

## DELEGATED DECISION REPORT

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SMD/2024/0231  
Valid 17/05/2024

579 CHEADLE ROAD  
WETLEY ROCKS

TWO STOREY EXTENSION  
(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Development in the Green Belt.

### DESCRIPTION OF SITE

The site is a two storey detached dwellinghouse with a dial pitched plain tile roof, and is built in a local red stone, typical of older buildings in Wetley Rocks. The house has a later extension added in 2001 – SMD/2001/0026 (old reference: 01/00179/FUL), which is built in the same style as the original house. The stonework on the property is laid out in regular courses between quoins. The house is set away from and above the highway, and is a prominent feature in the landscape on the southbound approach to Wetley Rocks.

### PROPOSAL

The proposal is for a two storey rear outrigger, to be finished in reconstituted stone, with a plain tile roof to match the existing.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles  
SS10 Other Rural Areas Strategy  
DC1 Design Considerations  
T1 Development and Sustainable Transport

#### National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 154.  
Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places, 13 – Protecting Green Belt land.

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

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

### SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2001/0026. (OLD REFERENCE: 01/00179/FUL). DESCRIPTION: Two storey domestic extension. DECISION: APPROVED.

## CONSULTATIONS

### Publicity

Site Notice expiry date: 10/07/2024

Neighbour consultation period ends: 09/07/2024

Press Advert: N/A

### Public Comments

No neighbour representations received.

### Town / Parish Comments

Cheddleton Parish Council are concerned that this is overdevelopment of the property.

### Staffordshire County Council Highways

No comments received.

## OFFICER COMMENTS

### Principle of Development

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. The proposal is in the Green Belt where inappropriate development is harmful. Paragraph 154 c) of the NPPF states that "*the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*" is an acceptable form of development in the Green Belt. 'Original building' is defined in Annex 2 of the NPPF as being "*A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally*". In this case the original house at 579 Cheadle Road has a footprint of 44.67m<sup>2</sup>, and has had a previous extension – SMD/2001/0026 (old reference: 01/00179/FUL) – which measures 16.42m<sup>2</sup>, which is a 36.75% increase in size to the original building. SMD/2024/0231 proposes a further extension of 26.25m<sup>2</sup>, which would bring the total increase to 42.67m<sup>2</sup>, which translates to a 95.5% increase on the original building. It is considered that this further extension would be a disproportionate addition over and above the size of the original building, and therefore unacceptable and harmful development in the Green Belt. Therefore the proposal is unacceptable in principle.

### Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The proposed extension is a rear outrigger, at 90 degrees to the existing property, and is to be built from reconstituted stone to emulate the materials of the existing building. The Staffordshire Moorlands Design Guide SPD advises against the use of reconstituted stone as it weathers poorly, and it is not recommended for use in the open countryside, and as this site is a prominent feature in the open countryside, it would not be an acceptable material for this development. As such, natural local stone to match the existing property would be encouraged to make the proposal more in keeping with the existing house, and the wider area. The proposal also competes at roof level as the proposed roof is to match the existing, rather than be set below, as is encouraged in the Design Principles for Development in the Staffordshire Moorlands SPD. Overall, the proposal does not comply with the adopted Design Guides, and is therefore unacceptable in design terms. Revised plans were not requested as the proposal is unacceptable in principle, with little scope to resolve the Green Belt restrictions as the previous extension leaves little room for further expansion at the site.

### **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 site is bounded by the highway to the west, agricultural land to the north and east, and Manor View Cottage to the south. due to the north orientation of the extension, the degree of separation, and no immediate neighbours to the east, the proposal would not present any amenity issues, such as overlooking of overshadowing, and is acceptable in terms of Amenity.

### **Highway Safety**

Paragraph 104 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. Highway access to the site is tight, and existing the site onto the main road is difficult, however the proposal would not impact highway safety as there is room to accommodate two off-street parking spaces, as is required by the SMDC Parking Guidance.

**CONCLUSION / PLANNING BALANCE**

The application seeks to extend the property at 579 Cheadle Road by a further 26.25m<sup>2</sup>, which would result in the cumulative expansion of 95.5% of the original dwelling house. This would result in a disproportionate addition over and above the size of the original building, which is considered unacceptable and harmful development in the Green Belt. therefore the proposal is unacceptable in principle and recommended for refusal.

**OFFICER RECOMMENDATION : REFUSE**

**Case Officer:** Reuben Berriman

**Recommendation Date:** 12/07/2024

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**