

DELEGATED DECISION REPORT

SMD/2024/0445
Valid 10/10/2024

**CHAPEL OF THE GOOD
SHEPHERD THORNCLIFFE
LANE
THORNCLIFFE
LEEK**

**CONVERSION OF A FORMER
CHAPEL TO RESIDENTIAL
TOGETHER WITH A
PROPOSED EXTENSION**

(FULL - MINOR)

MAIN ISSUES

- Design
- Development in the Open Countryside
- Heritage

DESCRIPTION OF SITE

The application site comprises an irregular parcel of land measuring approximately 0.1ha situated in the open countryside to the west of Thorncliffe Lane, located approximately 0.5km north of Thorncliffe village. The site contains the former Chapel of the Good Shepard, and its associated curtilage. This building has been the subject of two separate planning approvals for the change of use of this building to a residential dwelling in 1986.

The site is bounded to the east by Thorncliffe Lane and on all other sides by open agricultural land. There are no residential properties within a significant distance of the site. The site is not Listed by Historic England, nor listed on the HER, however it is within the HER site of Anzio Camp.

PROPOSAL

The application seeks permission for a two-storey side extension, which will extend approximately 6.45 metres from the west side elevation of the chapel, be approx. 7.3 metres to the roof ridge and 3.45 metres to the eaves. The extension will be set in from the side front and rear elevations, and be approx. 7 metres wide. The extension will be finished in stonework and tiles to match the existing chapel.

Revised plans were received to make the extension more appropriate in design and in-keeping with the historic chapel, by way of making the roof a single dual pitched elevation, rather than with a double dual pitch.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy

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

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.

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

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/1986/0679. (OLD REFERENCE: 86/00819/OLD). DESCRIPTION: CONVERSION OF CHAPEL TO FORM DWELLING. DECISION: APPROVED
- SMD/2024/0284. DESCRIPTION: Two-storey house extension. DECISION: REFUSED

CONSULTATIONS

Publicity

Site Notice expiry date: Expired
Neighbour consultation period ends: Expired
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

This application was discussed at the recent Parish Council meeting. I am pleased to report that there were no objections to this application.

SMDC Environmental Health

- Asbestos: A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>
- Contamination: Re. County Archaeologist Advice (April 2019: SMD/2019/0081) – “The chapel itself dates to the early 20th century or slightly

earlier (as far as I can see from Historic Maps), it is not listed and not marked as a non-designated heritage asset on the HER. As with any church I suppose there may be the potential of burials but given the date of the chapel these are likely to be marked with a grave marker. Should unexpected human remains be encountered the coroner's office should be informed immediately and the applicant should follow their instructions. Given the site formed part of a former military camp there is also possibility that unexploded ordinance may be encountered by any groundworks- although given the chapel was in situ during the time of the camp it is less likely in this location- nevertheless I would advise the groundworkers to proceed with this in mind."

There is no objection from Environmental Health subject to condition to protect neighbourhood amenity.

Staffordshire County Council Highways

Acceptance.

Alliance Environmental Services

No issues regarding waste collections.

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 site is in the Open Countryside, an area which will provide only for development which has an essential need to be located in the countryside. Policy SS10 allows for extensions 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. Therefore, the Principle of the Development is acceptable.

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 development is subordinate to the host dwelling as it is set below the eaves and roof of the existing building and set back from the front and rear elevations. The proposal incorporates design features from the original side elevation, such as the rose window, and both arched and squared windows. While the proposal represents a significant addition to the property, it is less than half the width of the original building, which measures approx. 13 metres. Overall, the design of the proposal is in keeping with the style of the original building, and incorporates design elements of the original building. therefore the proposal is acceptable in design terms.

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. Due to the isolated location of the site, the proposal would have no impact on local amenity, and is therefore acceptable in this regard.

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. The site adds additional bedrooms and brings the total to three bedrooms, however the site can more than accommodate the 2 vehicular parking spaces required in the Local Plan Parking Guidance. Therefore the site is acceptable in terms of Highway Safety.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the to the character of the built and historic environment. The proposed development seeks to extend a building which has been previously identified by a Conservation officer as a non-designated heritage asset, however it is not listed on the HER as such. The Design Guide states that new uses should not usually require additions, however if an addition is necessary and approached carefully it may be possible to bring about a new understanding of historic buildings by making a clear distinction between what is new and what is original. In the case of the Chapel of the Good Shepherd, it has extant permission for the conversion from chapel to dwelling (SMD/1986/0679 (old reference: 86/00819/OLD)), however this was never realised despite work starting on the conversion. In light of this, as well as the fact that a dwelling has never been established within the shell of the original chapel, a more lenient approach has been taken when applying the Policy DC2 and the Design Guide to allow what is considered a domestic extension and secure the future use of the building. The

proposal seeks to add living accommodation which would ensure the future use of the site as a dwellinghouse, and in turn improve the setting of the heritage asset, as on the site of the proposed extension currently site a flat roof concrete later addition, which is to be removed, and replaced with an extension which takes design cues from the original church, and is therefore more in keeping overall. Therefore it is considered that the proposal complies with Policy DC2.

CONCLUSION / PLANNING BALANCE

The proposed development is acceptable in principle, in terms of amenity, and highway safety. The proposed development is a larger addition, however it is still considered to be subordinate to the host dwelling, and acceptable in terms of design and heritage. The application is therefore recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Reuben Berriman

Recommendation Date: 03/02/2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council