

DELEGATED DECISION REPORT

SMD/2025/0029
Valid 16/01/2025

SHEPHERD'S LODGE
KINGSLEY ROAD
CELLARHEAD

REAR EXTENSION
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on Green Belt/The principle of the development
- Design/ Visual Amenity
- The impact on residential amenity
- The impact on highway safety

DESCRIPTION OF SITE

The application site is Shepherd's Lodge which is a detached dwelling which benefits from amenity space to the rear. There is a detached garage on site and parking to the front of the dwelling. The application site is located within the Green Belt

PROPOSAL

This is a repeat application to enlarge the dwellinghouse. A previous scheme to extend significantly with a two storey side extension has been refused planning permission and the subsequent appeal was dismissed.

This proposal is for a different from of extension, a ground floor addition that would extend from rear elevation by just a further 1.2m and be 5m wide and have a height of 2.2m. The addition would provide internally a small toilet and utility room. Most notably the proposed extension would be very much smaller in volume and footprint, its flat roof would make a very limited increase to the area of a small pre existing balcony space.

The addition would have flat roof, glazed balcony balustrade and be finished in matching render.

With the planning permission granted in 2011 (11/00567/FUL), development already partly implemented, a condition was attached to remove Class A, Part 1 General Permitted Development rights. All development of any size or alteration therefore requires planning permission.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

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

National Planning Policy Framework – Revised July 2021

- Section 12 (Design)
- Section 13 (Green Belts)
- Section 15 (Natural Environment) Supplementary Planning Guidance
- Design Guide

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2023/0266 – Two Storey Side Extension. REFUSED. APPEAL DISMISSED (Appeal Ref: APP/B3438/D/24/3341134)

SMD/2011/0652 – Extension and alteration to dwelling house and construction of garage. PERCON.

SMD/2000/0096 – Detached double garage. PERCON.

SMD/1992/0206 – First floor side extension to form bedroom. PERCON.

CONSULTATIONS

Publicity

Site Notice expiry date: 11th Feb 2025

Neighbour consultation period ends: 11th Feb 2025

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheddleton PC: No objection as the application is a more modest application to those previously applied for and refused but note the public right of way footpath 55 is in proximity.

SCC Rights of Way

We are unable to comment on this application as, although the Definitive Map of Public Rights of Way for Staffordshire indicates there is a right of way crossing the application site, it is not shown on any of the plans or mentioned in any of the documents.

Please can you respond to the applicant requesting this information be provided so we may in turn, provide an appropriate response to their proposal.

Staffordshire County Council Highways

The proposal is for the construction of a single storey extension to the rear elevation of the property to provide a utility and WC.

The proposal does not have a detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2025/0029).

Peak and Northern Footpath Society

PROW Cheddleton 55 is close to the site. The use of any PROW and the safety of users must not be affected by the development, nor during the works.

OFFICER COMMENTS

Principle of Development and Impact on the Green Belt

In the Green Belt, the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate and, by definition, harmful to the Green Belt unless it is provided for by one of the exceptions that appear in the closed lists at Chapter 13 of the NPPF.

One such exception is “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”. The Staffordshire Moorlands Local Plan (adopted 2020)(Local Plan)Policy SS10 reflects the Framework in that any exceptions to inappropriate development within the Green Belt will be as defined by government policy.

The Framework requires that an assessment of whether an addition would result in disproportionate additions over and above the size of the original building, is made with reference to the original building. The appeals inspector that looked at the terms of the previous application and determined the appeal, considered and accepted the Council’s evidence on the form of the original dwelling and the extent to which it has already been extended.

The following remains a settled position in these regards. Shepherd’s Lodge has previously been extended. Permission was granted in 2011 (SMD/2011/0652) for an extension and alteration to the dwelling and the construction of a garage but not all works approved under this permission have been implemented. The correct approach is to consider all cumulative increases over time. Moreover, if further permissions are to be granted, there would be nothing to prevent those previously permitted works from being carried out and as a consequence the unbuilt floor space permitted in 2011 should be taken into account. The dwelling with the works from previous applications including those approved under SMD/2011/0652 would amount to a cumulative increase of 54%. The two storey side addition, previously proposed, would have added significantly further to that size increase.

However, the proposed addition, in this case, would extend 1.2m from existing rear wall and be 5m wide – resulting in just a 6 sq m increase to footprint and 13.2 cubic m to volume. In terms of size increase, the proposed addition would be lost and well consumed by the size and form of the existing building. Accordingly, regardless of the extent of the previous extension that has already or might be carried out under extant approvals, the addition proposed with this application would not be a sizeable or consequential addition to the size of the dwelling. Bearing this in mind, overall the proposal would not result in a disproportionate addition or size increase over and above that of the original dwelling, either taken on its own or in accumulation with other additions. It would not therefore be inappropriate development within the Green Belt, provided for by one of the listed exceptions.

The essential characteristics of the Green Belt are their openness and permanence. This most recent application proposal (substantially different and smaller than the development previously proposed) would not in any way significantly increase the level of built development in this location and would be rather inconsequential in terms of the building’s size increase. As such the proposal would not have any adverse effect on the openness of the Green Belt. There is also a visual aspect to openness. Shepherd’s Lodge is sited within a large plot, distant from the highway and with no other dwellings in close proximity. Views of the proposal would be relatively

unobtrusive. As such, the proposal would not be harmful to the visual amenity of the Green Belt.

Therefore, the development would not be inappropriate, and there would be no harm arising from the loss of openness or conflict with the purposes of including land within the Green Belt or Local Plan Policy SS10.

Design/ Visual Amenity

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development, and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Policy DC1 of the Local Plan refers to design considerations. It states that new development should be well designed to reinforce local distinctiveness and complement the special character and heritage of the area. Development should be of high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. The proposed single storey extension would be of a modest size and would complement and be consumed by the design and form of the existing dwelling house. The proposed flat roof form would match and make a modest increase to a pre-existing roof balcony. The design and visual impact of the proposed development is therefore considered acceptable. According to the planning application, all materials are to match those currently used on the dwelling. This is considered acceptable and does not give rise to concerns.

Impact on Neighbouring Amenity

Local Plan policy DC1 (Design Considerations) is in place to protect the amenity of the area, including residential amenity in terms of satisfactory daylight, sunlight, outlook and privacy. Given the plot size and location of the development, the proposed development would not adversely impact neighbouring properties.

Impact on Highway Safety and Parking

The proposal does not give rise to any greater parking requirement. As such, the development is in accordance with Policies T1 of the Staffordshire Moorlands Local Plan.

CONCLUSION / PLANNING BALANCE

The proposal would not be inappropriate development and would not be harmful to the Green Belt. There would be no harm to the character and appearance of the area or unacceptable impact on the amenity of neighbours. There would be no conflict with any of the policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 13/03/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council