

## DELEGATED DECISION REPORT

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**SMD/2025/0095**  
**Valid 24/02/2025**

**3 BUTTERMILK MAIN ROAD**  
**HOLLINGTON**

**LOFT CONVERSION WITH**  
**TWO NEW DORMER**  
**WINDOWS**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Development in the Open Countryside
- Design

### DESCRIPTION OF SITE

The site consists of a semi-detached two storey stone dwellinghouse, with a dual pitched slate roof. The north elevation of the property is where the main ingress and egress is located, although the south elevation would be considered the main elevation in architectural terms as it features a porch and larger, more uniformed windows. The north elevation faces onto a parking area which serves the property, as well as a small domestic outbuilding/ store, beyond which is the gable end of a much larger outbuilding serving a neighbouring property. The south elevation faces the large garden area which bounds agricultural land to the south and west, and the neighbours garden area to the east.

The property has three bedrooms and is located in the Open Countryside, approximately 75 metres north of Main Road, on the western edge of the main nucleus of the village of Hollington. The property is not in the Green Belt, Listed, or subject to any other policy restrictions.

### PROPOSAL

The application seeks permission for two pitched roof dormers to be located on the north roof slope, as well as two VELUX skylights on the south roof slope, in order to facilitate a loft conversion to form a larger third bedroom. The existing third bedroom will become a stairwell to serve the new bedroom in the loft, and as such the property will remain three bedrooms.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Local Plan (adopted 9<sup>th</sup> September 2020)

SS1 Development Principles  
SS2 Settlement Hierarchy  
SS10 Other Rural Areas Area Strategy  
DC1 Design Considerations  
DC2 The Historic Environment

DC3 Landscape and Settlement Setting  
E1 New Employment Development  
H1 New Housing Development  
NE1 Biodiversity and Geological Resources  
NE2 Trees, Woodland and Hedgerows  
T1 Development and Sustainable Transport

### **National Planning Policy Framework**

Paragraph(s) 1 -14, 47, 109, 131, 135.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 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**

- None.

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

#### **Public Comments**

None.

#### **Town / Parish Comments**

General acceptance, although it is noted that Checkley PC recommended a D&A statement due to insufficient information.

It is however considered by the Case Officer that the plans provide sufficient information by way of scale, layout, and materials to make a planning decision.

### **Staffordshire County Council Highways**

Acceptance.

### **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 located in the Countryside, for which Policy SS10 applies. SS10 states that these areas will provide only for development which has an essential need to be located in the countryside and allows 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. As this is a householder application for a loft conversion, this essential need and justification can be demonstrated. In terms of scale and design, this is considered acceptable and discussed below.

## **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 Principles SPG outlines the Council's expectations in respect of design and states that dormer windows should be as small as possible, sited discreetly, chequered and closely related to the traditional pattern. In this case, the dormers are sited on what would be considered, in policy terms, as the front (north) elevation, however architecturally it is the rear elevation of the property. The dormers will be finished in a vertical hanging tile cladding with a pitched roof. The uPVC windows will match the existing, and be of a similar size and shape. On the opposite (south facing) roof slope will be two small VELUX rooflights which will be in the same alignment as the existing ground and first floor windows on that elevation. Overall, in terms of design the proposal is considered acceptable.

## **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 Cherry Tree Cottage to the north, Middle Cottage to the east, and agricultural land to the west. To the south is a large garden area serving the property, beyond which is agricultural land and building. Due to the nature of the development on the south elevation, it is not considered that the VELUX windows

would have a detrimental impact on residential amenity by way of overlooking. To the north, Cherry Tree Cottage lies approximately 33 metres away, beyond the parking area serving the site and a large agricultural or ancillary building. Due to the distance and other buildings between the properties, and the fact that Cherry Tree is oriented as such that a blank gable faces the site, there is not considered to be any loss of residential amenity as a result of the proposal.

### **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 proposal is for the conversion of the loft to provide a bedroom and landing. The current third bedroom will become a landing and stairway to the converted loft. The proposal does not increase the footprint of the property which will remain at 3 bedrooms. It is considered the proposal will not have a detrimental impact on the adopted highway and therefore acceptable in this regard.

### **CONCLUSION / PLANNING BALANCE**

On balance, the proposed development is considered acceptable in policy and design terms, and would not have a detrimental impact on the countryside or amenity of neighbours. As such, the application is recommended for approval.

**OFFICER RECOMMENDATION :    APPROVE, subject to conditions.**

**Case Officer: Reuben Berriman**  
**Recommendation Date: 25/04/2025**

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**