

DELEGATED DECISION REPORT

SMD/2025/0184
Valid 23/04/2025

KEEPERS COTTAGE
GREENWAY BANK
BIDDULPH

**CONSTRUCTION OF SECURE
STORE AND EXTERNAL
STORE EXTENSION TO
EXISTING OUTBUILDING.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Development in the Green Belt
- Development in the Open Countryside

DESCRIPTION OF SITE

The site consists of a detached red brick dwelling with a dual pitched tile roof and its associated curtilage, approximately 2.5km south east of Biddulph. Specifically the application relates to an old red brick outbuilding in the side garden. The proposal is located in a rural setting, surrounded on all sides by agricultural land, and is in the Green Belt.

PROPOSAL

The application seeks permission for an oat framed timber clad extension to the existing outbuilding, to extend approx. 3.8 metres from the west elevation. The extension will be set down in height from the original, and set in from the sides.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th 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, 152 – 155.

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

- MD/2024/0163. DESCRIPTION: The removal of the existing timber conservatory and a Proposed Rear Single storey Extension to Keepers Cottage. DECISION: APPROVED.

CONSULTATIONS

Publicity

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

Public Comments

None.

Town / Parish Comments

None.

Staffordshire County Council Highways

None.

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 Green Belt where inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

As the proposal is in the Green Belt, it must satisfy the test for an exception for development, as outlined in Paragraph 154 of the NPPF. Para 154 of the NPPF sets out the exceptions for development in the GB, with 154 c) stating 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 not inappropriate. The original building comprises of a small outbuildings, measuring approximately 6.63 metres long by 6.61 metres wide, and 2.7 metres to the eaves, meaning the original building has a floor area of approx. 41.45m² and a volume of 118.33m³.

The extension would be approx. 5.99 metres by 7.34 metres, and 2.33 metres to the eaves, meaning the extension has a floor area of approx. 43.56m² and a volume of approx. 102.44m³. While this represents a disproportionate addition of 86.6% in the increase in volume, the property has Permitted Development Rights intact, and therefore a Class E outbuilding of the same or greater proportions in the curtilage behind the principal elevation could be built. Therefore, on balance, there are very special circumstances for development, and the proposal is acceptable in national policy terms.

The proposal must also be assessed under Policy SS10 of the SMDC Local Plan 2020, which states that the open countryside “will provide only for development which has an essential need to be located in the countryside”. One of the exceptions for development in these areas would be “*Allowing extensions or additional domestic outbuildings 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 an extension to an existing building within a domestic curtilage, it is considered acceptable in regards to Policy SS10, and is therefore acceptable 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 principles SPG outlines the Council’s expectations in respect of design and states that within rural areas a separate detached outbuilding is preferable. While timber cladding is more typically found on agricultural buildings in the district, there are cases of oak framed and clad detached domestic garages. And, as the site is in a rural location, and surrounded by agricultural land, and well screened from view, this design approach 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 on all sides by agricultural land, and therefore there would be no amenity impact.

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 garage would not remove parking availability, nor add additional bedrooms. Therefore the application is acceptable in this regard.

CONCLUSION / PLANNING BALANCE

On balance, the proposal can demonstrate very special circumstances for development in the Green Belt, and therefore complies with national land local policy. The recommendation is therefore to approve.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Reuben Berriman
Recommendation Date: 18/06/2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council