

DELEGATED DECISION REPORT

SMD/2025/0264
Valid 09/06/2025

DARLEYSHIRE FARM LEEK
ROAD
WETLEY ROCKS

ERECTION OF SINGLE
STOREY EXTENSION TO
ANNEX

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on Green Belt
- Impact on Character and Appearance

DESCRIPTION OF SITE

The application site is located within the North Staffordshire Green Belt and comprises a single storey detached annex located to the south of the existing farmhouse. The building is constructed from red/orange facing brickwork with a Staffordshire Blue tiled roof atop.

To the north of the site lies the main two storey farmhouse, which is also constructed from facing brickwork with a Staffordshire Blue tiled roof atop. To the east of the annex lies a yard area, whilst to the southwest lies a recently constructed detached dwellinghouse, as approved under application SMD/2019/0765.

The front garden of the farmhouse extends to the west of the existing annex building, beyond which runs the Leek Road. Vehicular access to the site will continue to be shared with the farmhouse, which connects with the Leek Road to the southwest.

PROPOSAL

The application proposes a single storey extension off the southeastern elevation of the building to provide a further bedroom along with associated internal remodelling of the existing accommodation to reduce the existing bedroom to a single bedroom. The application also proposes the provision of a new window in the north elevation of the building to serve the reduced sized bedroom. The extension will see the gross internal floor area of the building increased to 76.91 square metres.

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
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

99/01246/FUL Replacement dwelling. APPROVED.

SMD/2020/0421 Erection of residential annex. APPROVED

SMD/2019/0764 Erection of Residential Annex. APPROVED.

SMD/2017/0108 Proposed single storey extension to link the garage to the house
(Re-submission of SMD2016/0432)

SMD/2016/0432 single storey extension to link the garage to the house.
APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 1st Aug 2025

Neighbour consultation period ends: 1st Aug 2025

Press Advert: N/A

Public Comments

A comment of support had been received from National Annexe Planning Consultancy (NAPC). ancillary and modular development efficiently utilises existing residential plots and supports flexible living arrangements, including multigenerational setups.

Town / Parish Comments

Cheddleton PC: No response within consultation period

OFFICER COMMENTS

Impact on Green Belt

The site is in the Green Belt where development is inappropriate and ,by definition, harmful unless it is provided for by one of the exceptions that appear in the closed lists at Chapter 13 of the NPPF.

The single bedroom annexe was provided on site as a replacement building that was built in place of workshop, double garage, and a green house (construction of a replacement building that is not materially larger than the building(s) it replaces being one of the exceptions). There was some debate around how a former green house should have been treated in the balance of considerations – it was light in structure and a replacement with a bricks and mortar structure would have a greater material impact. However, overall there was considered to be merits in that the removal of a scattered grouping of outbuildings and its replacement with the consolidated mass of one building would benefit openness. The annexe has a footprint 6.7% larger and a volume 40% larger than the garage and workshop, but when the greenhouse was brought into considerations the annexe has a footprint 9% less than combined collection of buildings and a 25.7% greater volume.

The annexe building is therefore exceptionally provided as a replacement building for a grouping of outbuildings with concession made for some size increase.

The proposed extension would increase the footprint size of the annexe by 24%, and give the building a roughly L shaped layout. One of the other exceptions at Chapter 13 provides for the extension of a building providing that it does not result in disproportionate size increase over and above that of the original. Although provided as a 'replacement', the annexe now forms the 'original building'. The exception for extension and size increase does not differentiate between an original building that was provided as a replacement of other buildings or under any other circumstances.

Original building is simply defined in the NPPF as 'a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally'. The annexe building was constructed after 1948 and was built originally in accordance with the 2020 planning permission. An addition that increases the size of the building by 24% would not disproportionately increase the size of the original.

It is concluded therefore that the development would be provided for by the exception and would not be inappropriate development in the Green Belt. There would be no harm to the Green Belt in these regards.

Design and Impact on Character and Appearance of the Area

The proposed extension would provide a small projecting gable that would match the design form and character of the original building. It would remain subordinate in size and form and would be situated concealed at the rear of the building where it would not appear prominent or intrusive in the countryside or landscape.

There would be no conflict with policy DC1 or DC3 of the SMDC Local Plan. The development would comply with the Design Guide SPD and the terms of the NPPF.

CONCLUSION / PLANNING BALANCE

The development would not be inappropriate in the Green Belt and would be of an acceptable design that would not adversely impact on the character of the area or the countryside landscape. No conflict with the policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date:

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council