

DELEGATED DECISION REPORT

SMD/2025/0294
Valid 19/06/2025

EDGE VIEW SYTCH ROAD
BROWN EDGE

VARIATION OF CONDITIONS 2
AND 3 IN RELATION TO
SMD/2022/0313

(FULL - MINOR)

MAIN ISSUES

- Whether or not the proposal would amount to inappropriate development in the Green Belt.
- The impact on the character and appearance of the area.
- The impact on residential amenity.

DESCRIPTION OF SITE

The site is in the Green Belt and formerly comprised a single-storey flat-roofed commercial storage building that was on a farm, Newfold Farm, on the edge of the village and which lies to the west of Sytch Road. The building has been demolished since an approval was given for a new-build dwelling in 2022. The building was formerly a farm storage building but had been used for builders storage for a long time (allegedly since 1997). The development boundary of Brown Edge runs along the road to the east and there are nearby houses to the other side of the road and to the south of the farm. The former storage building was to the north-west of the farmhouse. The main access to the site is immediately to the north of the farmhouse and is the main access to the property. The remainder of the site (to the south of the former storage building) is hardstanding which allowed vehicles to park and access the building. The open land connected to the former farm property lies to the north and west of the group of former farm buildings.

The approved dwelling is at an advanced stage of construction and has reached roof ridge height but is not fully completed.

The site is also within a High Risk historical coal mining area.

PROPOSAL

This is a Variation of Condition planning application which seeks to vary conditions attached to the 2022 planning permission for the construction of a large single-storey contemporary new-build dwelling finished with stone, white render and for the roof, slates or similar materials. Also approved was slates to be used for the surrounds of proposed box windows, as a feature materials.

The applicant wishes to make minor changes to the design of the approved dwelling which has not been fully completed on site. The first change is to change the

surround materials of the box windows from slate to black aluminium. The second is to narrow an approved tall ensuite bathroom window on the north elevation.

In order to make these changes, Condition 2 needs to be varied. This condition requires the development to be built in exact accordance with approved drawings. This needs to be varied to insert the new elevation drawings and remove the drawings which have been superseded.

The application also looks to vary Condition 3 which requires details of all the building/finishing materials to be submitted for approval. Following the grant of the previous permission, the details of materials were submitted and approved (under Discharge of Condition application DOC 2023 0063) and therefore as the materials of the bay windows are proposed to be varied, the condition also needs to be varied to refer to the new approved building materials.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

DC1 – Design Considerations
SS10 – Other Rural Areas Area Strategy
H1 – Housing

National Planning Policy Framework (Dec 2024)

Sections 12 (Design) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DOC/2023/0063: Conditions details for the full planning permission below.
Approved.

SMD/2022/0313: Demolition of existing storage building and construction of 1no. single-storey dwelling. Approved.

SMD/2021/0750: Formation of revised vehicular access to serve dwellings approved under SMD/2019/0382. Approved.

SMD/2020/0095 – Proposed demolition of existing building yard sheds and the erection of 2 no. residential properties – Refused – Appeal Dismissed. The Council considered the scale and height of the dwellings (larger than that previously approved) to result in harm to the openness of the Green Belt.

SMD/2019/0382 – Proposed demolition of existing building yard sheds and the erection of 2 No. single storey residential properties – Approved in September 2019. Not implemented.

SMD/2017/0112 – Demolition of existing building yard sheds and proposed erection of 2 No. single storey residential properties (re-submission SMD/2016/0528) – Approved.

SMD/2016/0528 – Demolition of existing building yard sheds and erection of 3 No. 2 storey residential properties – Refused.

SMD/2016/0443 – Application for a Lawful Development Certificate for an existing B8 storage and distribution use – Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 5.8.25
Neighbour consultation period ends: 5.8.25
Press Advert: N/A

Public Comments

None.

Environmental Health

No objection.

Coal Authority

No objection.

Staffordshire County Council Highways

No objection.

OFFICER COMMENTS

The changes include the reduction in size of one window and the change of finishing material of the approved box windows. These changes will not harm the appearance of the approved dwelling or the character of the area. The use of black aluminium for a window surround will appear similar to the previously approved use of slate which has a similar colour. The changes will also have no impact on the Green Belt because they don't involve any extensions or enlargements and also would not harm the residential amenities of the area.

Conditions 2 and 3 of the planning permission for the dwelling can therefore be amended accordingly to require the dwelling to be built in accordance with the new elevation drawings, replacing the old and to refer to the changes to the building and finishing materials which must be used on the new approved dwelling.

In addition to this, other conditions attached to the planning permission can be varied to refer to the details approved under the subsequent conditions details submitted with a Discharge of Condition application in 2023. These include details of

boundary treatments, lighting and access surfacing, which have not yet been provided on site. There are also conditions requiring ground contamination and ground stability surveys to be undertaken before the commencement of works. As these have now been undertaken, those conditions can now be removed.

CONCLUSION / PLANNING BALANCE

The amendments to the approved dwelling are acceptable in design terms and would not harm the visual amenities of the area or the openness of the Green Belt. The proposal therefore complies with the Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF). The two conditions attached to the planning permission can therefore be amended accordingly to refer to the new drawings and changes to box window materials.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 14.8.25

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council