

DELEGATED DECISION REPORT

SMD/2025/0283
Valid 13/06/2025

KNYPERSLEY HILL FARM
LODGE BARN ROAD
KNYPERSLEY

CHANGE OF USE AND
EXTENSION OF EXISTING
BARN TO FORM RESIDENTIAL
ANNEX

(FULL - MINOR)

MAIN ISSUES

- Whether the proposal comprises an exception to inappropriate development in the Green Belt
- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a stone and tile outbuilding within the domestic curtilage of a detached dwellinghouse, situated in the Biddulph South ward. Additionally, the proposed site is within an area of greenbelt, where development is more restricted. The site is blanketed by open greenbelt countryside land in all directions. The Biddulph Town 139 Public Right of Way runs parallel with the Northern Curtilage of the site and the Biddulph Town 137 Public Right of Way runs along the Eastern curtilage. The site is served by an access road off Lodge Barn Road to the North.

It is noted that a number of properties within the area have been extended and altered. The street scene is comprised of a varied selection of house types and materials, demonstrating how there is no specific character.

PROPOSAL

The proposed development consists of the change of use and extension of an existing barn to form a residential annex ancillary to the use of the host dwelling. The proposed residential annex would have a kitchen / dining room and a sitting room on the ground floor and a bedroom and bathroom on the first storey. The proposed extension to the building would have a depth of approximately 3.90 metres and a width of 4.62 metres across the rear elevation. It would have a maximum height of approximately 3.95 metres and eaves height of 2.14 metres. Materials used in the construction of the proposed extension would match those used in the construction of the existing dwellinghouse, including Staffordshire Gritstone, plain clay tiles and cream UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS9 Smaller Villages Areas Strategy
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places, 13 – Protecting Greenbelt Land

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1988/0207 – Erection of garage. Approved.
SMD/1993/0203 – Change of use from redundant outbuildings to single storey dwelling. Approved.
SMD/1993/0920 – Change of use and conversion of redundant building to form dwelling. Refused.
SMD/2011/0131 – Single storey rear extension, side garage and internal alterations. Approved.
SMD/2011/0551 – Proposed single storey side extension to dwelling. Certificate of Lawfulness Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 15/07/2025
Neighbour consultation period ends: 14/07/2025
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Biddulph Town Council.

SMDC Conservation Officer

We have undertaken a desk-based assessment of the proposal, including a review of the submitted Design & Access Statement and decided that no technical advice is required from Conservation.

We have determined not to provide technical conservation advice in this case.

Staffordshire County Council Highways

Application is for alterations to a barn to form residential annex.

Lodge Barn Road is a private/unadopted road. Red line does not connect to the highway but access is along Lodge Barn Road. Developer should ensure they have appropriate rights and permissions to access and carry out the development.

None of the submitted drawings accurately define the parking/garden areas. However, there is adequate space within the site, away from the highway to accommodate parking requirement for uses of the site. Access off Park Lane is existing and will not be affected by this proposal. This access is in current use by multiple properties.

Design and Access Statement states that one additional person will reside at the site. Potentially one additional vehicle using the site and access is unlikely to have a severe effect on the highway.

Current records show that there were no Personal Injury Collisions on Park Lane within 50m either side of the Lodge Barn Road junction in the previous five years.

Environmental Health

Potential Areas of Environmental Concern -

- 1. Construction Impacts (condition)*
- 2. Land contamination (condition)*
- 3. Lighting Impacts (condition)*
- 4. Drainage (Building Standards)*
- 5. Asbestos (Advisory)*
- 6. Coal Mining Area (Low Risk)*

General Comments as per det/2024/0022

- Asbestos: A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements:
<http://www.hse.gov.uk/>*

- *Contamination: The site has historically been used as an agricultural out building / hardstanding and may have some associated contamination (chemicals / asbestos from old buildings). A full contamination assessment would appear to be onerous, however, it would be advisable that all soft landscaped / garden areas are tested for contaminants (including Asbestos screen) to ensure suitability of use areas conditions are recommended.*

Recommendation – *Environmental Health have no objection subject to condition.*

National Annexe Planning Consultancy (NAPC)

On behalf of the National Annexe Planning Consultancy (NAPC), I write in support of planning application SMD/2025/0283 for the change of use and extension of the existing barn to form a residential annex (self-build) at Knypersley Hill Farm, Lodge Barn Road, Knypersley, Staffordshire, ST8 7NS. NAPC recognises the growing importance of ancillary accommodation in meeting the evolving needs of households, and we welcome proposals that make efficient and sustainable use of existing buildings within established residential plots.

The proposed annexe, by virtue of its ancillary nature, aligns with national and local planning objectives to support flexible living arrangements, including multigenerational households and care provision, without necessitating large-scale new development. As the UK's leading experts in annexe and ancillary accommodation policy, NAPC notes that such developments are a sustainable response to housing and care pressures, providing tailored living solutions while respecting the character and setting of rural properties. More information on our approach and expertise can be found at <https://napc.uk/annexe-support/>.

In reviewing the application, we encourage careful consideration of the annexe's scale, layout, and access to ensure it remains subordinate to the main dwelling and does not risk future separation or independent use. The self-build aspect is particularly commendable, as it empowers residents to create accommodation that meets specific family needs while retaining the barn's character and integrating sensitively with the existing site.

We encourage the applicant to contact NAPC should they require expert advice on policy compliance or wish to ensure the long-term ancillary status of the annexe, supporting both peace of mind and planning certainty. Our team is always available to assist applicants and local authorities in achieving positive, policy-compliant outcomes.

Finally, we respectfully urge Staffordshire Moorlands District Council to consider the inclusion of supportive annexe policies in future iterations of the local plan. Evidence from Ireland and California demonstrates that enabling ancillary accommodation can play a significant role in relieving housing pressures and supporting sustainable communities.

OFFICER COMMENTS

Principle of Development / Green Belt

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

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. A more limited focus on future growth is to be directed to smaller villages, including the outskirts of Biddulph. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

The application site is located in the Open Countryside and Green Belt whereby Policy SS10 of the Local Plan (2020) is applicable. Policy SS10 states that these rural areas will provide only for development that has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

Part (3) of policy SS10 seeks to protect the quality and character of the area and requires all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape.

The site is located within the Green Belt. Part (6) of Policy SS10 states that the Council will "maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy."

Paragraph 153 of the NPPF (2024) states that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'. Paragraph 154 of the NPPF (2024) outlines that the construction of new buildings should be regarded as inappropriate in the Green Belt unless it meets an exception. One such exception is (c) 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.

Neither the Local Plan nor the NPPF (2024) provide a definition of what is regarded as being 'disproportionate' for the purposes of Green Belt policy. However, previous policy guidance considered a development resulting in a 30% increase in the size of the original building as being acceptable. Whilst it is acknowledged that 30% increase is not planning policy, it does represent a useful "rule of thumb".

The proposed extension would equate to an increase in volume of approximately 39%. Although a 39% increase is more than the Council would usually permit, it is considered acceptable in this instance. Although the extension to the building would exceed the 30% guideline, the Council do not consider that the extension would result in a disproportionate addition over and above the size of the original building, as it would not exceed the guideline so substantially. Spatially the extended area does not undermine openness due to the siting of the building, despite it creating a 39% increase.

It is now necessary to identify whether there is any other harm arising from the proposed development.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed rear extension would be single storey, therefore the maximum height of the extension would be set down from the parent building. Thus, it would be considered appropriate development in accordance with the Council's Design SPD. The extension would have a simple pitched roof, to complement the pitched roof course of the existing building.

Notably, the proposed extension would span the full width of the rear elevation of the building. The bulkier width of the single storey rear extension would arguably appear visually dominant over the original rear elevation and is therefore not considered to have a completely subordinate relationship with the parent dwelling in line with the Design Guide SPD. Furthermore, the existing quoin details on the corners of the building would be lost if the proposed extension were to span the full width of the rear elevation. The Council believe that setting the proposed extension inwards on one side would give some relief to the building whilst retaining characteristic features of the building. This was suggested to the applicants, however they stated that given the narrow nature of the extension, they would prefer for the walls of the extension to run flush with the walls of the existing building.

On balance, due to the siting of the barn building, the Council are happy to accept the width of the proposed extension spanning the full width of the rear elevation. Having reviewed the position and siting of the extension and completed a site visit, the extension is not considered a prominent addition to the existing building and

within the wider area. The remaining quoins would continue to be visible above the eaves line on both sides and on the primary front elevation. Therefore, the Council do not believe that the extension would be so harmful that it would justify a refusal in this instance.

The existing barn building has a high solid to void ratio, only incorporating two windows on the North facing front elevation, a solid door on the rear elevation and two roof lights on the West side facing roof plane. Whilst the existing fenestration will be retained on the front elevation, the roof lights will be retained and the side elevations will remain blank, the proposed extension was initially proposed to incorporate bi-fold doors including four glazed panels, as well as two roof lights. Due to the limited amount of glazing on the existing building, four glazed panels is considered excessive, being an incongruous feature on this traditional stone barn building.

As soon as this issue was raised with the applicants, a revised scheme was submitted to the Council, reducing the width of the bi-fold doors on the South facing rear elevation to reflect the width of the fenestration on the proposed North facing front elevation of the building. To replace the initially proposed two outer panes of the bi-fold doors, two narrow, vertical windows would be installed. As a result of this amendment, there would be a significant reduction in the width of the glazed area on the rear elevation, balancing this glazed area with the width of the window on the principal elevation. Thus, the design of the proposed fenestration would now be considered acceptable.

Materials used in the construction of the proposed extension would match those used in the construction of the existing building, as well as from surrounding dwellings in the area. Staffordshire Gritstone, plain clay tiles and cream UPVC would be used in the construction of the proposed extension. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original estate.

Overall the size, scale, design and use of materials, on balance, are considered to be acceptable, and would not harm the visual character of the locality. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

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.

There are no neighbouring dwellings immediately adjacent to the site, therefore it is clear that there would be no adverse light or privacy amenity impact resulting from the proposed development.

The proposed development comprises the change of use and extension of the existing barn to form a residential annex ancillary to the host dwelling. As the barn outbuilding would be used as ancillary residential accommodation occupied by the site owners, privacy amenity would not be an issue. To ensure that privacy amenity of occupiers is not impacted in the future and given that the building would share the existing amenity space and parking area of the dwelling, a condition shall be implemented to ensure that the outbuilding remains ancillary to the use of the host dwelling, not being sold or let as an independent dwelling.

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 ancillary accommodation would increase the number of bedrooms at the site. Although this means that an additional off-highway parking space would be required for the number of people inhabiting the dwellinghouse, the large driveway to the front of the dwelling and barn outbuilding would easily accommodate for this. Additionally, as the ancillary accommodation would be within an existing outbuilding at the site and the extension would be to the rear of the outbuilding, off-highway parking at the site would not be compromised, in compliance with Policy T1.

Thus, the ancillary accommodation would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity, the greenbelt and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 02/09/2025

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council