

DELEGATED DECISION REPORT

SMD/2025/0359
Valid 30/07/2025

15 CHAPEL LANE
BIDDULPH MOOR

**DEMOLISH LINK
OUTBUILDING, SINGLE
STOREY REAR EXTENSION
AND CONVERSION OF
OUTBUILDING TO CREATE
ANCILLARY LIVING
ACCOMMODATION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a detached stone and tile dwellinghouse and its associated curtilage, situated in the Biddulph Moor ward. The site is within the Biddulph Moor Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is bounded by neighbouring dwellings to the North, South and East. Bentmoor, No. 13 Chapel Lane is located to the North of the site and Winfield, No. 17 Chapel Lane is situated to the South. The rear curtilage of the site adjoins the rear curtilages of No. 7 and No. 9 Cherry Tree Lane to the East and No. 7 Cedar Grove to the North-East. The Chapel Lane highway runs along the Western curtilage of the site, separating the site from an area of open Green Belt land.

PROPOSAL

The proposed development comprises the demolition of a link outbuilding, a single storey rear extension to replace the link outbuilding and the conversion of another outbuilding to create ancillary living accommodation. The proposed development would accommodate for a larger kitchen / living / dining space on the ground floor and a guest bedroom with an ensuite bathroom on the first storey. The development would be constructed from materials which would harmonise with the existing dwellinghouse, including coursed stone, clay tiles, black metal windows and doors, a timber solid door to the North elevation, a timber glazed door to the South, timber dummy window shutters and black UPVC rainwater goods.

Initially, part of the proposed development included the use of treated timber ship lap cladding on the North elevation of the link extension. However, this part of the proposal has been removed.

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
SS8 Larger Villages 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

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

Biddulph Neighbourhood Development Plan December 2023

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1979/1110 – Extension to form bathroom and internal alterations. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 26/08/2025
Neighbour consultation period ends: 25/08/2025
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Biddulph Town Council have made the following comments:

“Clarification should be sought on materials and potential parking issues; these are not evident on the plan.”

OFFICER COMMENTS

Principle of Development

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 concentrated focus on future growth is to be directed to larger settlements, including Biddulph Moor. 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).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within the village of Biddulph Moor, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of ensuring that all development enhances the character and appearance of the settlement.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

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 single storey rear extension (replacing the existing link outbuilding) and other outbuilding would become part of the living space within the host dwelling as a consequence of the proposed development. This being said, the existing link outbuilding and other outbuilding are already externally joined to the host dwelling. Therefore, the proposed works essentially comprise a predominantly externally like for like replacement of the existing build. The only alterations to the existing buildings in terms of size and scale are the following:

- The height of the proposed rear outbuilding would increase by approximately 40cm, from 5.60 metres to 6.00 metres.
- The width of the proposed rear extension (to replace the existing link outbuilding) would increase by approximately 13cm, from 4.05 metres to 4.18 metres.

These differences are considered minor and would not impact the overall design or character of the host dwelling.

Furthermore, the maximum height of the extended area would continue to be set down from the parent dwelling, thus it would be considered appropriate development in accordance with the Council's Design SPD as the extension would be subordinate to the host dwelling. I note that the rear extension would clearly be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling.

The extended area would continue to have simple pitched rooves to complement the simple traditional character of the host dwelling. Notably, the roof pitch of the existing link outbuilding is relatively shallow in comparison with the existing dwelling and rear outbuilding. The eaves line of the proposed rear extension would be lower than the eaves line of the existing link outbuilding, resultingly giving the extension a steeper roof pitch. Resultingly, the roof of the proposed rear link extension would be a proportional improvement when compared with the other section of the rear extension and the host dwellinghouse, which both have steeper roof pitches.

The fenestration on the proposed extended area has more of a domestic appearance than the existing openings, which are typical of a traditional barn building. Whilst the proposed fenestration is considered more domestic in its appearance, it has been noted that the existing openings in the buildings are being utilised. The existing garage doors would be replaced with bi-fold doors. Whilst the bi-fold doors would add a large portion of glazed area with a very domestic appearance to an elevation with an existing high solid to void ratio, the utilisation of the existing opening to accommodate the bi-folds somewhat retains the character of the existing building. Close opening dummy timber shutters and doors would replace existing windows and doors on the extensions, adding to the traditional farm building aesthetic of the site.

Initially, the materials used in the construction of the proposed extension did not all match those used in the construction of the existing dwelling. The external North elevation of the proposed link extension was proposed to be constructed from

treated timber ship lap cladding. The Staffordshire Moorlands Design Guide SPD states the following about timber as an external construction material:

“There is no tradition of external timber boarding in Staffordshire Moorlands. It was used as horizontal cladding on some early (14th and 15th century) cruck barns but by the 17th century such walls had been overlaid with stone. Vertical boarding has been used more recently on large agricultural sheds as an alternative to metal sheeting but such buildings are regarded exceptions, as the development is seen in the context of traditional buildings or open landscape.”

Timber cladding is not a traditional construction material used in the Staffordshire Moorlands, only being used for certain types of development in certain contexts. In this instance, the initially proposed timber ship lap cladding was not complementary to the existing dwelling, which has external walls solely constructed from coursed stone. Thus, the timber ship lap cladding is not considered acceptable.

Revised plans were submitted following the issue being raised with the applicants, removing the timber ship lap cladding from the North elevation of the link extension and retaining the stone external wall. Coursed stone, clay tiles, black metal windows and doors, a timber solid door to the North elevation, a timber glazed door to the South, timber dummy window shutters and black UPVC rainwater goods would be used in the construction of the proposed development. Thus, the proposed materials would harmonise with the existing materials, not detracting from the character of the original dwelling.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF.

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 application site is bound by Bentmoor, No. 13 Chapel Lane to the North and Winfield, No. 17 Chapel Lane to the South. The rear curtilage of the site adjoins the rear curtilages of No. 7 and No. 9 Cherry Tree Lane to the East and No. 7 Cedar Grove to the North-East. Therefore, it becomes important to assess whether the amenity of these adjacent neighbours would be compromised.

As previously identified, the only two proposed alterations relative to the size and scale of the existing buildings are an increase in the height of the proposed rear outbuilding from 5.60 metres to 6.00 metres and an increase in the width of the proposed replacement link extension from 4.05 metres to 4.18 metres. These differences are considered very minor and therefore, the proposed development

would barely have more impact on the light amenity of all the direct neighbours than the existing building.

A set of bi-fold doors, a new vertically emphasised window, a door which incorporates a glazed panel and four roof lights would face towards the neighbours at Winfield. Notably, the bi-fold doors would replace the existing timber garage style doors comprising a large opening on the proposed South elevation of the extension. The Staffordshire Moorlands Space About Dwellings SPD states that an acceptable distance between principal facing windows of dwellings is 22 metres. Whilst the bi-folds, the new window and the door would all be between 17-18 metres in proximity to the neighbours at Winfield, ground floor side fenestration can be implemented under permitted development. Therefore, the proposed fenestration can rely on a permitted development fallback position. Although four new roof lights would be incorporated into the side facing roof plane of the extension which would face towards Winfield, their privacy amenity would not be impacted. As roof lights are positioned above natural eye level, it is not considered that their addition would create any detrimental overlooking issues.

One new roof light would be installed into the Northern roof plane of the extension facing towards Bentmoor and No. 7 Cedar Grove. Despite this addition, the privacy amenity of these neighbours would not be impacted, as roof lights are positioned above natural eye level. Thus, it is not considered that the addition of this roof light would create any detrimental overlooking issues.

One first storey window would be added to the rear elevation of the extension facing towards the neighbours at No. 7 and No. 9 Cherry Tree Lane. Although this window would be within 22 metres distance of the rear elevations of No. 7 and No. 9, the proposed plans indicate that this window would be obscure glazed. Therefore, it is not considered a primary, habitable window which would create overlooking over these neighbours.

To protect the residential amenity of the host dwelling and ensure that the development does not lead to on street parking into the future, a condition shall be implemented detailing that the extended area shall remain ancillary to the use of the host dwelling and should not be 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 proposed development would increase the number of bedrooms of the dwelling. Despite the increase in the number of bedrooms, it is clear that the driveway to the front and side of the dwelling would be sufficient in providing three off road parking spaces which would meet the Councils parking guidelines. Furthermore, the

proposed development would not compromise the available off-highway parking at the site, in compliance with Policy T1.

Thus, the proposed development 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 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: 17/09/2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council