

## DELEGATED DECISION REPORT

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**SMD/2025/0288**  
**Valid 26/06/2025**

**GORSTY HILL COTTAGE ,**  
**TENFORD LANE , TEAN ,**  
**STAFFORDSHIRE , ST10**  
**4EL**

**PROPOSED REPLACEMENT**  
**OUTBUILDING TO FORM**  
**DOUBLE GARAGE AND**  
**ANCILLARY ACCOMODATION**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- The principle of the development
- The impact on the character and appearance of the area
- The impact on residential amenity
- The impact on the biodiversity value of the site

### DESCRIPTION OF SITE

The site is in the open countryside within a mile to the centre of Upper Tean village. It comprises a traditional redbrick single storey outbuilding historically associated to the cottage and used for general domestic storage, located on the north side of Tenford Lane, a narrow country lane which also provides the access to the site for cattery clients, the cattery building being situated to the rear of the cottage.

The site is not in the Green Belt.

### PROPOSAL

This is a full planning application for a replacement outbuilding to create a double garage and ancillary accommodation to be used by family and visitors associated to occupants of the main house. The applicant has confirmed it will not be sublet.

The replacement outbuilding would be built in the same part of the site as the existing and would occupy much of its current footprint. The existing building is cut into the hillside, a degree of excavation along the rear boundary will clear a path around the building to aid maintenance. The proposed outbuilding will have one bedroom with shower at first floor and open plan ground floor living area. The height of the roof is increased to create a roof pitch that allows for the Staffordshire blue clay roof tiles to be reused and extended across the existing flat roof part of the building. A dormer will be added to the front roof that looks into the yard area, in order to provide the headroom for the shower.

The external walls of the dwelling would be in facing brickwork to match the existing cottage. The roof would be covered with Staffordshire Blue plain tiles. Eaves and verge details will be brick. Windows Olive Green Composite Windows to match dwelling.

The existing cottage has a front/primary elevation towards the south, turning its back on the cattery to the north. The outbuilding would have a front/primary elevation facing the driveway/yard, with the main entrance facing the cottage.

The shared driveway is in the yard area and highways have confirmed that the parking provision is acceptable (adequate for annex, cottage and cattery customers). There is no private amenity space associated to the outbuilding, occupants will share the garden associated to the host dwelling.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **Staffordshire Moorlands Local Plan**

SS10 Other Rural Areas Strategy  
H1 New Housing  
DC1 Design Considerations  
NE1 Biodiversity

### **National Planning Policy Framework**

Sections 5 (Housing), 12 (Design) and 15 (Natural Environment)

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2018/0224 – Change of use from a steel portal framed building to a proposed Cattery - Approved  
DOC/2019/0022 - Discharge of all conditions 1-11 relating to SMD/2018/0224 – Approved

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 14/08/2025  
Neighbour consultation period ends: 16/09/2025  
Press Advert: N/A (\*Add date if applicable)

### **Public Comments**

None

### **Town / Parish Comments**

No objections

### **Severn Trent Water**

Severn Trent requests that any approval be conditioned as follows:  
The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.

### **Staffordshire County Council Highways**

No objection subject to the following being conditioned:  
The development hereby permitted shall remain ancillary to (Gorsty Hill Cottage, Tenford Lane, Tean) and shall not be sold, let or occupied independently.

### **Staffordshire Wildlife Trust**

No comments received

## **OFFICER COMMENTS**

### **Principle of Development**

The proposed development in the countryside is not unacceptable provided it is of a scale and design which would not be harmful to the rural character and appearance of the area. There is no conflict with the Local Plan in this respect.

### **Design**

The new outbuilding would be a similar footprint to the existing. The existing building is not being used to its full potential, the applicant seeks to remove and rebuild due to its deterioration and structural condition.

The outbuilding would be positioned in the same part of the site as the existing. In terms of design and appearance it is of sufficient quality to approve. The host cottage is a traditional rural cottage in terms of character. The proposed annex/garage maintains red brick materials, and Staffs blue tiles ensuring it respects the rural character and appearance of the area and maintain and enhance the character and appearance of the existing farmhouse. The windows would be composite to mirror the fenestration on the host dwelling which would not amount to any significant harm to the character and appearance of the area, especially given that the overall style, design and form of the new outbuilding would still succeed in appearing in keeping with the character of the area. Nearby, further down Tean Road, a new housing development has similar material finishes which were deemed acceptable at this location.

The proposed annex/garage is an appropriate size and form and would amount to an improvement on the appearance of the current outbuilding it would replace.

### **Amenity**

The driveway width separates the annex from the host dwelling and there is a significant distance between the proposed annex and the nearest dwellings outside

of the property. The proposal would not harm the residential amenities of the area and it will be conditioned that occupancy of the annex be tied to the cottage, with any occupants sharing the amenity space around the cottage.

### **Highway Safety**

Highways have confirmed that they are satisfied with the parking provision.

### **BNG**

There is no requirement for the new development to lead to a Biodiversity Net Gain as the site is hardstanding and this is not listed as "Priority Habitats" and there would be no loss of "potential habitat" of over 25 sq.m. Development would be onto a current hardstanding yard area and no potential biodiversity habitat at all would be lost. The proposal would therefore not meet the criteria for obligatory BNG and is exempt from this requirement.

### **CONCLUSION / PLANNING BALANCE**

The proposal is acceptable in principle and would not harm the visual or residential amenities of the area and would not lead to any harm to the BNG value of the site. It would therefore comply with the policies of the Council's Local Plan and would also be in line with the government planning guidance contained in the National Planning Policy Framework (NPPF) and therefore the proposal is recommended for approval.

### **OFFICER RECOMMENDATION : APPROVAL**

**Case Officer:** Pet Twigg

**Recommendation Date:** 26.09.2025

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**