

DELEGATED DECISION REPORT

SMD/2025/0362
Valid 05/08/2025

STABLE COTTAGE
GRANGE ROAD
BIDDULPH

**CONSTRUCTION OF A SINGLE
STOREY DINING ROOM
EXTENSION WITH HIPPED
ROOF TO IMPROVE LIVING
SPACE TO THE EXISTING
DWELLING.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the Green Belt
- Impact on the character and appearance of the area

DESCRIPTION OF SITE

In the Green Belt to the north of the Biddulph settlement, the existing dwelling was formerly a stable building that was associated with the adjacent dwelling at Tree Tops to the south. The stable was converted to a dwelling under a planning permission granted in 2006. The original stable building was a simple linear building constructed with rendered block work and a tiled hipped roof. The approved conversion did little to alter the form and character of the building – some of the stable doors were blocked up while new window openings were introduced, and this amounts to the extent of the external alterations.

The dwelling has its own garden curtilage and area of parking that is accessed via the unmade shared access drive that serves Hurstvale Riding School further to the southeast and provides the route of Biddulph Town footpath 35. What might be considered the rear, long side, elevation of the dwelling has been built up to and parallel with the access drive and the public footpath.

In 2015 a small bedroom extension was permitted to the front of the dwelling and this created a T shape footprint. The projection to the front is of matching render and has a tiled hipped roof that connects with the main roof.

PROPOSAL

The application proposes a second addition that would extend from the front elevation adjacent to the existing addition. The proposed addition would be of a similar size (no larger) and form to the adjacent addition. The addition would provide a modest dining room.

The addition would extend 3m from the original wall and be 4.5m wide. It would be built using matching facing render and matching roof tiles on a hipped roof arrangement.

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

Biddulph Neighbourhood Plan

DES1 Design
DES2 Parking and layout

SMDC Design Guide 2018

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0406 Single storey extension to existing residential cottage (resubmission of SMD/2014/0778). APPROVED.

06/01125/FUL Conversion of existing commercial building into residential dwelling.
APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 9th October 2025
Neighbour consultation period ends: 9th October 2025
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: No adverse comments

Staffordshire County Council Rights of Way

The Definitive Map of Public Rights of Way for Staffordshire shows a public right of way along the access route to the application site. However, from the information submitted, it does not appear it will be directly impacted by the proposed development.

Peak and Northern Footpaths Association/Ramblers Association

Biddulph Town footpath 35 uses a lane that runs past the proposed development to another farm. The development must not affect the use of this P.R.O.W at any time.

OFFICER COMMENTS

Impact on the Green Belt

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

One such exception is the enlargement or alteration of a building provided it does not result in the disproportionate size increase of the building over and above that of the original.

The original building was provided in this case with the conversion of the stable building to a dwellinghouse. An extension was added to the original building under the planning permission granted in 2015. The original building had a footprint of 74 sqm, the 2015 extension added 15 sqm - 20% increase.

The proposed addition would add another 13.5 sqm – a further 18% increase. The proposed addition, therefore, would result in a total size increase of 38% over and above the original. An old 1998 Local Plan policy footnote provided indication that 30% size increase should generally be considered acceptable and, although there is no longer such a footnote or guide in adopted policy, 30% provides a helpful benchmark for considerations of this nature. The proposed extension would result in size increase that is only marginally more than 30%. It is not considered that this would result in or could be considered a disproportionate size increase above that of the original building and, as such, the development would be provided for by the exception, and it would not be inappropriate or harmful to the Green Belt.

Design and Impact on Character and Appearance of the Area

In the other rural areas, outside of the defined settlements, Local Plan policy SS10 generally provides for extensions to existing dwellings, to meet local housing needs, provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

Local Plan Design Policy DC1 requires that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

Overall, to comply with design policies DC1 of the SMDC Local Plan and DES1 of the Biddulph Neighbourhood Plan and the SMDC Design Guide SPD, development that enlarges and extends a building should be respectful and subordinate to the form, scale and character of the original host dwelling.

The proposed addition would be modest in size and scale and would be subordinate and respectful to the original host building. It would replicate the form and size of the existing addition and both would relate well to the roof arrangement and use of materials of the original host building. Overall, the character and appearance of the building and its impact on the character and appearance of the area would not be adversely affected.

In respect of conversion schemes, the design guide requires the form and character of the original building to be respected through minimal alterations and the use of existing openings, whilst avoiding enlargements or additions that might change the character of the building or introduce suburban details that could detract from the rural character of a building. The intent or purpose of this guidance is to protect or retain the character of buildings that have value, and contribution to the landscape, through a traditional or distinctly rural character and appearance. In this case however, the original stable building did not pose any particular value in those regards, as a rendered building with hipped tiled roof it had the appearance not dissimilar to that of a suburban bungalow, rather than a traditional stable or farm building. The existing addition has not therefore been detrimental to the building's character and contribution to landscape and the proposed addition would not introduce harm in those regards.

In these regards, there would not be any conflict with the design policies of the SMDC Local Plan and the Neighbourhood Plan or the design guide for the area.

Other Considerations

The public footpath Biddulph Town 35 runs adjacent to the dwelling's long side rear elevation. The proposed addition would extend from the elevation on the other side of the building, away from the footpath, and the development would not affect or obstruct the route of the right of way. An informative could remind the applicant to respect the right of way and ensure that it remains unobstructed during the construction process.

CONCLUSION / PLANNING BALANCE

Acceptable householder development that would not be harmful to the Green Belt or the character and appearance of the area. There would be no conflict with those policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date:

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council

