

## DELEGATED DECISION REPORT

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**SMD/2025/0323**  
**Valid 07/07/2025**

**ROCK COTTAGE FARM**  
**THE GREEN**  
**BAGNALL**

**FIRST FLOOR SIDE**  
**EXTENSION TO FORM**  
**BEDROOM**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Design
- Development in the Green Belt & Open Countryside

### DESCRIPTION OF SITE

The site consists of a detached stone farmhouse, and its curtilage. The farmhouse dates from the late 19th century, and is constructed from coursed laid natural stone with a Staffordshire blue plain tile roof, and consists of the main two storey host dwelling, and a side and rear single storey extension which were added in 2009. These new extensions are finished in the same style of the host dwelling, and replaced original single storey side and rear elements of the house which were of poor quality. The new extensions largely occupy the same footprints of the replaced buildings the original footprint of the side extension was 10.42m<sup>2</sup> and the rear was 34.95m<sup>2</sup>, and the 2009 replacements are 17.3m<sup>2</sup> for the side, and 39.6m<sup>2</sup> for the rear. A 1.2m<sup>2</sup> porch was also added in 2009. All measurements are approximate.

The site is in the Green Belt in the Open Countryside, and surrounded on all sides by agricultural land. Footpaths Bagnall 12 and Bagnall 512 run adjacent to the site, but would be unaffected by the proposed development.

### PROPOSAL

The application seeks permission to add an additional storey to the side extension, meaning the footprint of the property would remain unchanged. The new storey would be finished in materials to match the existing and would have a Juliet balcony on the gable end, and a window on the front elevation to match the existing window on the ground floor of the extension.

Revised plans were agreed, to bring the eaves and roof ridge along and below the existing to make the proposal compliant with the Development Principles SPG.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Local Plan (adopted 9<sup>th</sup> 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

### **National Planning Policy Framework**

Paragraph(s) 1 -14, 47, 109, 131, 135, 139, 152 – 155.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places, 13 – Protecting Green Belt land.

### **Adopted Supplementary Planning Documents/Guidance (SPD/G):**

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

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

- SMD/1978/0146. (OLD REFERENCE: 78/05320/OLDDC). DESCRIPTION: Erection of storeroom and garage for milk floats. DECISION: REFUSED.
- SMD/2009/1118. (OLD REFERENCE: 09/00855/FUL). DESCRIPTION: Single storey replacement side and rear extensions and replacement detached garage. DECISION: APPROVED.

### **CONSULTATIONS**

#### **Publicity**

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

#### **Public Comments**

None.

#### **Town / Parish Comments**

No objections.

#### **Staffordshire County Council Highways**

No comments received.

### **OFFICER COMMENTS**

#### **Principle of Development**

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.

The site is in the Green Belt and has an existing Gross External Area (G.E.A.) of approximately 113.2m<sup>2</sup> and a volume of 394.2m<sup>3</sup>. Paragraph 154 c) states that *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* is considered exceptional development in the Green Belt. The property was extended in 2009 (09/00855/FUL), as the existing single storey side and rear structures were replaced. The original volume was 352.6m<sup>3</sup> and G.E.A. was 100.49m<sup>2</sup>, and the replacement additions had a slightly larger volume and G.E.A., 394.2m<sup>3</sup> and 113.2m<sup>2</sup>, which equates to approximately 11.8% and 12.65% respectively.

In this case, the G.E.A. for the proposed is the same as the existing, which is 113.2m<sup>2</sup> which represents a 12.65% increase on the footprint of the original building – 100.5%. The volume of the proposal, however, is approx. 431.5m<sup>3</sup>, which represents a 22.38% increase on original volume of 352.6m<sup>3</sup>. The increase from the proposal is modest compared to the original building, and would not be considered disproportionate additions over and above the size of the original building, and therefore acceptable in the Green Belt.

The proposed development must also comply with Local Plan policy SS10, as it is development in the open countryside, which states that the ‘other rural areas’ comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages. These areas will provide only for development which has an essential need to be located in the countryside, which can be demonstrated by the fact it is a self-build replacement dwelling. The Council and its partners will achieve this through the following actions:

- 1. Allowing extensions or additional domestic outbuildings to existing dwellings 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. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred*

In this case, the scale and design of the proposed development is considered appropriate and in keeping, and is the proposal therefore complies with Policy SS10, and is acceptable in principle.

## **Design**

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The proposed development is considered to be subordinate to the host dwelling as it is set down at the roof ridge, and set back from the principal elevation. The design and materials are also in keeping with the host dwelling, with the window also matching the existing windows at the property. The property is not visible from the street scene due to its isolated location approximately 200m south-east of Bagnall, however there are two footpaths running adjacent to the site, and so the property is visible from the public realm. It is considered that the proposed development is in keeping with the host dwelling, and therefore acceptable in terms of design.

### **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 site is in an isolated location, wholly surrounded by agricultural land, and therefore no neighbour considerations arise, and the proposal is acceptable in terms of amenity.

### **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 can accommodate the required vehicular parking, in line with Appendix 2. The proposed development would not remove parking availability, nor add an additional bedroom as it is extending bedroom 2. Therefore, the existing parking provision is more than adequate for the property, and the application is acceptable in terms of highway safety.

### **CONCLUSION / PLANNING BALANCE**

On balance, the proposed development is considered acceptable in principle in the Green Belt and Open Countryside, as well as in terms of design, amenity and highway safety. The proposal complies with all relevant local and national planning policy and SPG/Ds. Therefore, the recommendation is to approve.

**OFFICER RECOMMENDATION :**    **APPROVE, subject to conditions.**

**Case Officer: Reuben Berriman**

**Recommendation Date: 09/09/2025**

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Signed by: Jane Curley

**On behalf of Staffordshire Moorlands District Council**