

DELEGATED DECISION REPORT

SMD/2025/0389
Valid 26/08/2025

THE LAURELS REACLIFFE ROAD
RUDYARD

**PORCH EXTENSION, GARAGE
CONVERSION AND EXTERNAL
ALTERATIONS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Parking
- Neighbour amenity

DESCRIPTION OF SITE

The Laurels is a detached bungalow with attached garage. The garage sits at a higher land level. The plans show that the dwelling is a two-bedroom property and is accessed via a long driveway which appears to be shared in part with dwellings known as Braeside and The Pines. The Laurels benefits from generously sized garden space, a lengthy drive and turning head.

For the purposes of planning policy consideration the application site sits within the Green Belt. The Laurels also forms part of the Rudyard Lake Article 4 direction area, and is within the Churnet Valley Masterplan boundary. The Article 4 direction effectively removes permitted development rights for the enlargement, improvement or other alteration of a dwellinghouse.

PROPOSAL

The application seeks permission for a porch extension (including sloping roof) and external alterations to the dwelling. External works involve removal of the garage roller shutter door, its partial blocking up and replacement with two smaller windows. Windows / doors on the north-east elevation would be enlarged to form bi-fold glazed doors and full height, fixed glazing units, similar works would occur on the south east elevation.

The works would include internal alterations to convert the garage to two bedrooms, one with ensuite and dressing room area. Internal remodelling of the bungalow would result in the provision of two additional bedrooms (four in total), ensuite, dressing room, bathroom, lounge and an open plan kitchen/dining room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Area Strategy
SS11	Churnet Valley Strategy
DC1	Design Considerations
DC3	Landscape and Settlement Setting
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings

2. Design Principles for Development in the Staffordshire Moorlands Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 4 Decision-making
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed places
- 13 Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

79/07230/OLDDC Erection of double garage and porch. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired.
Neighbour consultation period: Expired.

Public Comments

No representations received within the statutory consultation period.

Horton Parish Council

Horton Parish Council does not object to the planning application submitted.

Canal and River Trust

Confirm they have no comments to make.

Staffordshire County Council Highways

Recommendation Summary: Acceptance

Personal Injury Records:

The section of Reacliffe Road connecting with the access drive to the property is private. Staffordshire County Council do not hold personal injury collision (PIC) data on private roads.

Background

The property is located on Reacliffe Road, this section of Reacliffe Road is private. Public right of way footpath Horton 31 runs along Reacliffe Road. Access to the property is shared with 2 dwellings. The 2 bedroomed property benefits from a garage and parking for 3 (shown as existing off-street parking on submitted plan titled BLOCK/SITE PLAN).

Proposal

Porch extension, garage conversion and external alterations.

Comments on Information submitted

The proposal is for the conversion of the current garage into a master bedroom with ensuite and dressing room and a further bedroom. Extensions to either side of the porch which connects the garage to the house will create a utility and a hallway. Internal modifications will convert the kitchen into a bedroom and a current bedroom, dining, and porch areas will be merged to create a lounge/study. The floor plan will increase from 2 bedrooms to 4 bedrooms. The proposal to convert the garage, will result

in the loss of a parking space. The submitted plan titled BLOCK/SITE PLAN shows parking for 3 vehicles, this meets with Staffordshire Moorlands Parking Standards, which state a detached or semi-detached property of 4 or more bedrooms requires 3 parking spaces (each measuring 2.4m x 4.8m) for residents and visitors within the dwelling's curtilage. The proposal will not have a detrimental impact on the adopted highway I therefore have no objection (application number SMD/2025/0389).

Note to Planning Officer:

No site visit was conducted.

OFFICER COMMENTS

Principle of Development

Planning permission is required for the enlargement, improvement or other alteration of the application property due to the presence of an Article 4 Direction (1978).

The application site is located within the Green Belt where development is considered inappropriate unless it is covered by one of the exception categories within paragraph number 154 of the National Planning Policy Framework (NPPF). One of the paragraph number 154 exceptions relates to *'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.'* A planning history search reveals that application reference number SM/7230 granted permission for the erection of a garage and porch, the plans show that the approved garage is the one currently on the site and that the current porch (link between the garage and the main house) is the porch which formed part of the SM/7230 consent. It is noted that a sloping roof, office extension has been added on the northern side of the garage. The plans show that the office is accessed externally only, but the proposed plans show it as being accessed via the proposed master bedroom.

Internal alterations are not classed as development.

The previous additions together with the porch enlargement means that the total added footprint is starting to compete with the size of the original dwelling. However, this scheme proposes only a very small addition to the porch which forms the link between the main house and the current garage. The new addition would not add any great bulk to the building that would be significant enough to conclude 'disproportionate additions' to this Green Belt dwelling. Given that the enlargement is a link feature only, situated between two larger 'buildings,' it cannot be said to result in any significant Green Belt openness harm.

It is concluded that there are no 'in principle' objections to the application.

Design and visual impact

The applicant has sought pre-application advice. Initially the idea was to have a slightly larger porch / link extension but the footprint has been reduced in size so that it is recessed from the front and rear garage walls. Concerns mainly focussed around the extent of proposed glazing via several sets of wide, full height, concertina glazed doors. The applicant has addressed this issue by reducing the amount of glazing, therefore maintaining a good solid-to-void ratio, it has involved reducing the width of bi-fold doors and forming smaller, individual window openings. The small porch / link extension raises no design concerns, the simple sloping roof is similar to the gradient/pitch of the existing house roof and the proposed matching stone and tiles are welcomed. The plans do not provide any joinery details, it is therefore recommended that a condition is added to secure the information as the scheme involves a lot of window / door remodelling which has the potential to impact the character / appearance of the dwelling.

There will be some visual impact beyond the boundary of the application site due to the proximity of Braeside and The Pines. Residents of, and visitors to, these properties would likely be able to see the proposed extensions and alterations however, given that there are no design objections, wider visual impact is not of any concern.

Parking

The proposal would see the dwelling converted from a two bedroom to a four bedroom property. The Council's adopted parking standards require three off-road parking spaces for a four bedroom property. The County Highways officer has no objections to the application as the Block / Site Plan shows the location of three parking spaces.

Neighbour amenity

No neighbour amenity issues due to the separation distances and orientation of the nearest properties. No overlooking or overbearing relationship(s) will occur.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 06.11.2025.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council