

DELEGATED DECISION REPORT

SMD/2025/0415
Valid 15/09/2025

5 HIGH LANE
BROWN EDGE

**ATTACHED GARAGE, SOLAR
PANELS AND
BALCONY/PATIO AREA**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Development in the Green Belt
- Impact on neighbour amenity
- Design

DESCRIPTION OF SITE

The site consists of a detached hipped roof red brick bungalow with a detached red brick flat roof garage, and its associated curtilage which includes a large parking area to the front and a sloping rear garden. The property has been previously extended to the side and rear. The site is in the Green Belt in a ribbon development extending along High Lane from the boundary with Stoke-on-Trent to Brown Edge. The property next door but one to the north is the Grade II Listed Building Annats Farm, although it is not considered the proposal would impact the Listed Building.

PROPOSAL

The application seeks permission for a replacement garage to be attached to the side of the property with solar panels on the roof, and a balcony/ raised patio to the rear with a privacy screen. The new garage will measure approx. 12.44metres by 4.2 metres, and the raised decking will extend 5 metres from the rear elevation, with a slabbed patio extending 7.04 metres from the rear elevation of the host dwelling. a 2 metre high privacy screen will extend 5.21 metres from the rear elevation and will run parallel with the decking and the southern boundary of the site.

A letter was received from the applicant in rebuttal to the objections raised from neighbours. While these points were acknowledged, they do not address the issues posed by the application both in terms of development in the Green Belt, and impact on neighbour amenity.

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

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/2007/0408. (OLD REFERENCE: 07/00493/FUL). DESCRIPTION: Single storey side extension. DECISION: APPROVED.
- SMD/2008/0999. (OLD REFERENCE: 08/01778/FUL). DESCRIPTION: Single storey side and rear extensions. DECISION: APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

Two neighbour representations received, both from the neighbouring 3 High Lane, both objections.

Summarised objections:

- loss of privacy to the rear garden as a result of the raised decking;
- inaccurate red edge;
- inaccurate levels shown on the plans;
- due to the change in levels between the properties, the top of the privacy wall will be 4m above ground level relative to their ground level.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No objection.

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 within the Green Belt and therefore needs to meet one of the exceptions for development in the Green Belt, as laid out in paragraph 154 of the NPPF. In this case, the relevant part is paragraph 154 c) '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'. The site has extant extensions and a garage which historic maps show to have been built after 1 July 1948 and therefore cannot be defined as part of the 'original building', as defined in Annex 2 of the NPPF. The original building is therefore considered to have an original gross external area (G.E.A.) of 82.62m², and later extensions totalling to 67.6m² (side and rear extensions and detached garage). The addition of the proposed attached garage at 51.36m² would bring the total footprint of extensions to 118.96m², or 144% of the original building, which would be considered disproportionate, and therefore the proposal is inappropriate development in the Green Belt and harmful by definition and harmful to openness and unacceptable in principle, contrary to Policy SS10 and the NPPF

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.

Policy SS10 states that the Council will allow extensions 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.

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. While the garage may be subordinate to the host dwelling at roof level from the front elevation, the scale of the garage in terms of length is disproportionate to the scale of the dwelling. At over 51m², the proposed garage is over 61.7% of the original host dwelling in terms of G.E.A., and therefore not considered appropriate in terms of size and massing, and therefore does not comply with the Design SPD/Gs. Furthermore, the design of the

garage and proposed screening at the rear of the property would have negative impacts on the amenity of neighbours by way of their design. The amenity impacts are discussed in the section below. On balance, the proposed extensions and alterations are considered unacceptable 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 bounded by 3 High Lane, known as Sycamore Croft, to the south and 7 High Lane, known as Highfield, to the north. The proposed garage would extend beyond the rear of the property by approximately 6 metres, and would extend beyond the rear wall of Highfield by approximately 4 metres, and would be almost entirely built alongside the southern edge of the patio area of Highfield. This is considered to have an unacceptable overshadowing, overbearing and unneighbourly effect on the residential amenity of Highfield. Due to a lack of planning history (and therefore plans) of Highfield, it is unclear whether there would be an impact on the 45-degree line from the and rear window of Highfield and which room/s these windows serve. However, the impact on the patio area and the overbearing affect the garage would pose on the immediate outdoor space at Highfield is considered unacceptable in its own right.

With regards to Sycamore Croft, the 5.21 metre long and 3.68 metre high screen (measured from the ground level immediately adjacent to the end of the raised platform) which is proposed to preserve the amenity of both the applicants and residents is also considered to be overbearing. Due to a change in land levels along High Lane, the application site sits higher than Sycamore Croft, which exacerbates the overbearing impact of the screen for the neighbours. A site visit to Sycamore Croft made this change in levels apparent, as well as the impact to the amenity of neighbours by way of overbearing effect and overlooking, due to the lower level of the neighbouring garden the raised platform would be effectively the same as a first floor balcony from the lowest point in the neighbouring garden which is the site of a summerhouse and hot tub, which are more sensitive to overlooking and would be visible from the raised platform. Furthermore, the perception of overlooking would negatively impact the amenity of neighbours. Therefore, the proposed development is contrary to Policy DC 1 and paragraph 135 f) of the NPPF and is considered to be unacceptable 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 have no impact on highway safety as the parking area associated with the property is more than sufficient for the proposed development. SCC Highways raised no objection.

Therefore the proposed development complies with policy T1 and is acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

The proposed development is unacceptable in the Green Belt as it does not qualify for any of the exceptions for development in the Green Belt as set out in para. 154 of the NPPF as the extensions would amount disproportionate additions. Thus, the proposed development is inappropriate development and unacceptable in principle.

Notwithstanding the fact the development is unacceptable in principle, as a result of the design and scale of the development the proposal has also been found unacceptable in terms of neighbour amenity. The proposed garage and raised platform would have a detrimental and unacceptable impact on both neighbouring properties – Highfield and Sycamore Croft. Therefore, the recommendation is to refuse for these reasons.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Reuben Berriman
Recommendation Date: 25/11/2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council