

DELEGATED DECISION REPORT

SMD/2025/0291
Valid 02/09/2025

THE SPINNEY EDGEFIELDS
LANE
BROWN EDGE

FIRST FLOOR EXTENSION
OVER EXISTING GROUND
FLOOR STRUCTURE AND
REPLACEMENT
CONSERVATORY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Development in the Green Belt

DESCRIPTION OF SITE

The site consists of a semi-detached off-white rendered property with a hipped tile roof, and its associated curtilage. Judging by Google Streetview from 2023, the property has a conservatory to the side, although this was taken down to the brick damp course at the time of the site visit. The conservatory was granted planning permission in 2004. In front of the conservatory is a single storey lean-to extension forming the entrance porch to the property. the property is sited between Edgefields Lane and a private drive to another property, and therefore has a side garden and limited space to the rear. The site is within the Green Belt in the Open Countryside.

There are a number of mature trees on site, although not subject to any TPOs, although a tree report has been included to make clear there will be no harm to the trees as all excavation works are outside of the Root Protection Zones.

PROPOSAL

The application seeks permission for a single storey extension to replace the conservatory, which will have a hipped tile roof and will be finished in an off-white render to match the existing, as well as a first-floor extension over the existing porch, which will have a pitched tile roof forming a gable, also finished in render to match.

The first floor extension will not increase the footprint of the property as it is being built over the existing. the replacement for the conservatory will be approximately 1m² larger than the existing footprint of the existing.

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
NE2 Trees, Woodland and Hedgerows
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/2004/0455. (OLD REFERENCE: 04/00848/FUL). DESCRIPTION: Side conservatory. DECISION: APPROVED.

CONSULTATIONS

Publicity

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

Public Comments

No comments received.

Town / Parish Comments

No objections.

Staffordshire County Council Highways

Acceptance.

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 located within the Green Belt. The site is in the Green Belt and has an existing Gross External Area (G.E.A.) of approximately 37.74m² and a volume of 217.14m³. 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. In this case, the G.E.A. for the existing non-original and proposed extensions is approx. 19.94m², which represents a 52.83% increase on the footprint of the original building. The volume of the proposal, is approx. 35.7m³, which represents a 16.42% increase on original. While the increase in floor area is more than what is typically considered to be not disproportionate, the extension is replacing a previously approved conservatory largely on the same footprint (bar the approx. 1m² increase). Therefore, on balance, the proposed development is considered acceptable in terms of the Green Belt as the volume and footprint of the dwelling is only changing by approximately 14.42m³ and 1m², respectively, above what is existing on site already. Therefore, in principle, the development is considered acceptable.

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 an extension to an existing building. SS10 states that it will allow 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 proposed development is considered to be detrimental to the character of the rural area and therefore is acceptable in terms of Policy SS10.

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 subordinate to the host dwelling as it is well below the existing main roof ridge, and the proposed extensions are in keeping with the host dwelling both in terms of design and materials. Therefore, in terms of design, it is considered that the proposals are acceptable.

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 The Cottage (attached semi) to the east, and has no other immediately adjacent neighbours. Due to the development being limited to the west side of the property, there would be no amenity impact on neighbours and the proposal is therefore 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 does not remove parking at the site, nor add additional bedrooms, and therefore the proposed development would have no impact on highway safety, and is considered acceptable in this regard.

Trees, Woodland and Hedgerows

Policy NE2 states that the Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration. This will be achieved by Requiring that existing woodlands, healthy trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss. There are a number of mature trees on site, although not subject to any TPOs, and a tree report has been included to make clear there will be no harm to the trees as all excavation works are outside of the Root Protection Zones. Therefore, the proposal is acceptable in terms of Policy NE2.

CONCLUSION / PLANNING BALANCE

On balance, the proposed development has been found to be acceptable in principle as the increase over and above what is existing on site and what is proposed is negligible in Green Belt terms. It is considered that it would be unreasonable to refuse the application on Green Belt grounds due to the increase in G.E.A. above the original building, when the conservatory was approved in 2004, and the G.E.A increase above what is existing (and previously approved) and proposed is only 1m².

The proposed development is considered to be acceptable in all other regards and complies with all relevant national and local policy, and therefore the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 23/12/2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council