

## DELEGATED DECISION REPORT

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**SMD/2025/0477**  
**Valid 12/11/2025**

**STONE HOUSE**  
**MACCLESFIELD ROAD**  
**LEEK**

**ERECTION OF SINGLE**  
**STOREY REAR EXTENSION**  
  
**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Development in the Green Belt
- Principle of development
- Design

### DESCRIPTION OF SITE

The site consists of a detached two storey dwelling, finished in grey stone with Staffordshire Blue roof tiles, and its associated curtilage. The site is located approximately 2km north-west of Leek, and is in the Green Belt. The site is not listed nor within a Conservation Area.

### PROPOSAL

The application seeks permission for a single storey rear extension which will infill an existing gap between the rear ground floor bathroom and the attached store beyond, as well as replacing the existing flat roofed link extension / toilet that currently connects the dwelling to the utility room and store. The extension will also project off the existing kitchen, resulting in the creation of an 'L' shaped open plan kitchen / dining / family room.

The extension will have a gross internal floor area of 22.0 square metres and represent a net increase of 15.2 square metres over and above the floor area of the dwelling as it currently exists. The extension will have a pitched roof to match that of the adjacent store / utility room / covered terrace, and is to be constructed from natural stone with a Staffordshire Blue tiled roof atop to match the palette of materials of the existing dwelling.

### 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  
T1 Development and Sustainable Transport

#### National Planning Policy Framework

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

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/1987/0696. (OLD REFERENCE: 87/00589/OLD). DESCRIPTION: ERECTION OF PITCHED ROOF TO EXISTING GARAGE AND PORCH. DECISION: APPROVED
- SMD/2022/0181. DESCRIPTION: Demolition of existing garage and replacement with two storey/single storey building to form double garage and two bed annex. Alterations and single storey extension to form family room. DECISION: REFUSED
- SMD/2024/0069. DESCRIPTION: Erection of first floor extension above existing garage to provide a residential annex. DECISION: APPROVED
- SMD/2025/0163. DESCRIPTION: Certificate of lawfulness for proposed single storey side and rear extensions. DECISION: Lawful - Cert of Lawful Use (Proposed).

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

**Public Comments**

None received.

**Town / Parish Comments**

No objection.

**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 in the Green Belt and has an original volume of approximately 853.3m<sup>3</sup> including outbuildings. 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 appropriate development in the Green Belt. the volume of total additions to the property amount to 420m<sup>3</sup>, which represents a 49.2% increase over the original (taking into account additions consented but not implemented under SMD/2024/0069).

The volume for the proposed extension is approx. 42.43m<sup>3</sup>, which represents a 5% increase in the volume of the original building, and a 54% increase over the original when taken with the later additions plus the extant but not yet commenced permission SMD/2024/0069.

The application also has a strong fallback position as an additional 118m<sup>3</sup> was confirmed under SMD/2025/0163, which granted a certificate of lawful development for additional side and rear extensions could be added to the property under Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The extant permission (SMD/2024/0069) is for the erection of single storey extensions and pitch roof to the existing garage to provide a residential annex. Condition 5 of this permission removed Permitted Development Rights relating to Part 1 Class(es) AA, A, B, C, D or E. However this permission has not been commenced and therefore this condition has been triggered, therefore the PD fallback position remains viable.

Substantial weight is being given to the Permitted Development fallback position because it is considered that this is a realistic option for the applicant as it would achieve the same result as the proposal – a single storey rear (and/or side) extension to the kitchen. Furthermore, the proposal would comprise a volume less than half than the fallback if granted. For this reason, it is considered that the proposed development would be inappropriate development in the Green Belt as when taken with consented extensions would exceed 50% increase in volume. However, the strong PD fallback represents very special circumstances.

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. The Council and its partners will achieve this through the following actions:

1. b. 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.

The proposed extension is in keeping with the host dwelling in terms of design and materials, and is subordinate overall. While cumulative change has occurred on paper, none of the proposed extensions which have been approved have been implemented. Therefore, the proposed extension will not have a detrimental impact on the existing dwelling and the character of the rural area, 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 extension is in keeping with the host dwelling in terms of design and materials, and is subordinate as it is single storey and located at the rear of the property, and set in from the side wall as not to merge old and new materials. Therefore, the proposal is 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 sits within a large plot in an isolated position in the open countryside, with no immediate neighbours. Therefore, the proposed development would not have an impact on the amenity of neighbours or local residents, and is acceptable in this regard.

## 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 proposal will not add additional bedrooms, nor remove parking availability, and is therefore acceptable in terms of highway safety.

## CONCLUSION / PLANNING BALANCE

The proposal is inappropriate development within the green belt as when taken cumulatively with previous extensions is disproportionate. However, there is a strong PD fallback position which constitutes very special circumstances. The proposed development complies in all other respects with all relevant local and national planning policy, and adopted design SPD/Gs. Therefore, the recommendation is to approve.

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

**Case Officer: Reuben Berriman**

**Recommendation Date: 23/01/2026**

X *B.S. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**