

DELEGATED DECISION REPORT

SMD/2026/0064
Valid 11/02/2026

SHAW GATE FARM SHAY
LANE
FOXT

PROPOSED TWO STOREY
SIDE EXTENSION AND
INSTALLATION OF 3NO.
DORMERS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a 19thC stone farm house on the edge of the 'smaller village' of Foxt, surrounded by open countryside. The property is accessed via a private drive with a parking area and garden, all enclosed by stone wall. The original house has been extended and it has been adjoined to an adjacent farmstead farm building. The farm building has been converted to living accommodation and in turn extended to provide additional space. The property was converted back into a dwellinghouse from a B&B in 2022.

PROPOSAL

The application seeks permission to add small forward gables above the three front facing window on the west elevation, along with a small (2 metre wide) two storey side extension to the south elevation. the materials used in all building works will match those on the existing property.

Revised plans were requested as to set the side extension down and back from the roof ridge and front elevation of the host dwelling, as to preserve the dominance of the original building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS9 Smaller Villages Area Strategy
SS10 Other Rural Area Strategy
SS11 Churnet Valley Masterplan
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.

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/2022/0382. DESCRIPTION: Change of use from Bed & Breakfast (Class C1) to Residential (Class C3) - no building works are proposed. DECISION: APPROVED.

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, support approval.

Staffordshire County Council Highways

No comments received.

Peak and Northern Footpaths Society

We note that the PROW Ipstones 54 runs close to the proposed site. Use of the PROW, and the safety of users must not be affected by the development, nor during the work taking place.

This comment is made on behalf of Peak and Northern Footpaths Society, a registered charity which exists to protect and improve public rights of way for use by walkers. Nothing in this response should be taken to imply the Society's support for the development.

Ramblers Association

Ipstones 54 runs down Shay Lane and past the proposed development. This should not affect the P.R.O.W but all efforts should be made to keep this path open all the time.

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 in the Open Countryside and therefore must comply with Policy SS10 of the Staffordshire Moorlands DC Local Plan. Policy SS10 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, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. Policy SS10 allows extensions 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 essential need criteria is met by the scheme as the proposed development is a domestic extension to an existing dwelling in the open countryside, which is also supported by the policy. The proposal is considered to be of acceptable design and would not have an adverse effect on the host dwelling or the open countryside, and therefore is acceptable in principal.

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 would be set back from the front elevation of the host dwelling, as well as set down from the roof ridge, maintaining the dominance of the host dwelling, clearly identifying the proposal as a secondary extension, and avoiding the bonding of old and new materials. The proposed extension is a small side extension, as well as the addition of three small gables over the existing windows in the front elevation, the design of which are in keeping with that of the dwelling and utilises design cues and materials to match, and

the roofline of the proposed development follows the asymmetrical roofline of the existing property.

Notwithstanding the acceptable design, the site is not visible in the street scene as it is on the edge of Foxt down a private lane, from which it is well set back with good screening from vegetation. Therefore, the proposed development is considered acceptable in relation to the host dwelling and is compliant with the adopted Design Guides and Policy DC1.

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 agricultural land on all sides and has no immediate neighbours that would be affected by the proposed development. Therefore, the proposal is considered acceptable in terms of amenity and Policy DC1.

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 would not add additional bedrooms nor remove parking availability, and therefore the proposal would have no impact on highway safety and is therefore compliant with Policy T1.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable in principle, and complies with Development Plan policies as set out above and national policy, and therefore the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 05/05/2026

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council