

PLANNING STATEMENT

**RESERVOIR HOUSE
STANLEY**

MAY 2026

Site Address:

Reservoir House, Puddy Lane, Stanley, Staffordshire, ST9 9LS

Applicant:

Mr. & Mrs. Jennings

Proposal:

Erection of single storey side extension and erection of replacement
garage / store

Planning Statement:

Date Issued: 7th May 2026

Job Reference: RDP/2026/039

Report Prepared By:

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1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. & Mrs. Jennings to seek householder planning permission for the erection of a single storey side extension and replacement outbuilding at Reservoir House, Puddy Lane, Stanley.
- 1.2 The existing dwelling comprises a detached two storey dwelling constructed from red/orange brickwork with a Staffordshire blue tiled roof. The property has an existing single storey projection at its western end which currently comprises of the kitchen and w.c.
- 1.3 The proposed extension will result in the enlargement of that westerly projection to create a larger kitchen, with adjoining utility, w.c. and shower room. The resultant extension will occupy a footprint of 31.2m² and have a gross internal floor area of 26.2m². The extension will continue to have a single storey form and is to be constructed in red/orange facing brickwork with a Staffordshire blue tiled roof so as to match the materials of the existing property.
- 1.4 The application also proposes the erection of a replacement outbuilding to provide a double garage with attached store. The site is currently occupied by a poor quality garage and store which encompasses a traditional, pitched roof section, with the remainder having a flat / mono-pitched roof. The elevations of the building comprise of a mixture of stone and brickwork. That outbuilding occupies a footprint of 50.8m² and had a floor area of 40.5m².
- 1.5 The proposed outbuilding will occupy a footprint of 57.5m² and have a gross internal floor area of 48.8m². It will have a simple gabled roof finished with Staffordshire blue tiles to match the existing dwelling, and will have a mixture of stone and brick walls to reflect the mixed palette of materials of the existing.

2 Site & Surroundings

- 2.1 The application site is located within the North Staffordshire Green Belt and comprises a detached two storey dwellinghouse that occupies a commanding position adjacent to the dam head and spillway of Stanley Pool which lies to the south and southeast of the site.
- 2.2 The dwelling is constructed from red/orange facing brickwork and has a Staffordshire blue tiled roof. It has a pleasing architectural character and dates from the late 19th century. To the west of the dwelling lies the existing outbuilding which has a small section constructed from brickwork with a tiled roof above, and the remainder being finished in stone, and having a sloping monopitched roof.
- 2.3 The landscape to the north of the site slopes downs steeply in a northerly /northeasterly direction down towards a lower Mill Pond. There are no immediate neighbouring residential properties to the site, the nearest being Addlestone Manor some 120m to the north/northwest beyond an existing area of woodland.
- 2.4 Vehicular access to the site is taken via a track that leads up from Puddy Lane from the north, wrapping around the northwestern site boundary where it meets the existing driveway access at the westernmost end of the site.
- 2.5 The site is not within a Conservation Area, nor are there any statutorily listed buildings located in close proximity of the site. The site is located wholly within Flood Zone 1 (low-probability of flooding). Public Footpath Bagnall 7 runs to the west and north of the site along the existing access track. The footpath will be unaffected by the proposed works and will remain open throughout the construction phase.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.2 The Development Plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are of relevance to the determination of the application:

3.3 Policy SS1 of the Local Plan relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- a mix of types and tenures of quality, affordable homes, including starter homes, to meet the needs and aspirations of the existing and future communities
- quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;
- easy access to jobs, shops and transport services by all sections of the community;
- increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;

- a healthy, safe, attractive, active, well-designed and well-maintained environment;
- development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;
- development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations.
- support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.

3.4 Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and states that 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. The policy goes on to state that the Council 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 Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred. The policy also states that strict control will be exercised over inappropriate development in the Green Belt, allowing only for exceptions as defined by Government policy.

3.5 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should:

1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;
2. 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, landscaping, character and appearance;
3. create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design;
4. incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development;
5. protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, overbearing development, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;
6. promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate;

7. provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;
8. require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links;
9. ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;
10. ensure, where appropriate, equality of access and use for all sections of the community;
11. be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.

4 Other Material Considerations

National Planning Policy Framework

- 4.1 The National Planning Policy Framework seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of safeguarding the Green Belt and securing high quality design. The content of the NPPF has been taken into consideration in the preparation of this application.

SMDC Design Guide SPD

- 4.2 The adopted Design Guide SPD provides advice aimed at securing the delivery of high-quality built development within the District. The content of the Design Guide SPD has been taken into consideration in the preparation of this application.

5 Planning Assessment

Green Belt

5.1 The application site is located within the rural area and is designated as part of the North Staffordshire Green Belt. Policy SS10 of the Local Plan makes provision for the extension of existing dwellings and additional domestic outbuildings within the rural area, provided that 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. Policy SS10 of the Local Plan also states that strict control will continue to be exercised over inappropriate development, allowing only for exceptions as defined by government policy.

5.2 Paragraph 154 of the National Planning Policy Framework confirms that the erection of new buildings should be regarded as inappropriate within the Green Belt unless it is for one of a limited number of exceptions. Those exceptions include:

“(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”

5.3 The term disproportionate is not defined within the National Planning Policy Framework. nor within the Staffordshire Moorlands Local Plan. The aforementioned provisions of policy SS10 of the Local Plan nevertheless provide some clarification on how to approach this matter, confirming that extensions must be appropriate in scale and design and not have a detrimental impact on the existing dwelling and the character of the rural area.

5.4 The term ‘original building’ is defined by the glossary to the National Planning Policy Framework as comprising:

"A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally"

5.5 We draw attention in this regard to the historic Ordnance Survey Map extracts enclosed as Appendix A. The extract from the 1941 edition of the OS shows the dwelling to have a general 'T' shaped footprint which is broadly similar to that which currently exists today. It also shows an original outbuilding located to its west adjacent to the northwest site boundary. The extract from the 1961 edition of the OS likewise shows the same layout for the dwelling and a larger outbuilding being in situ.

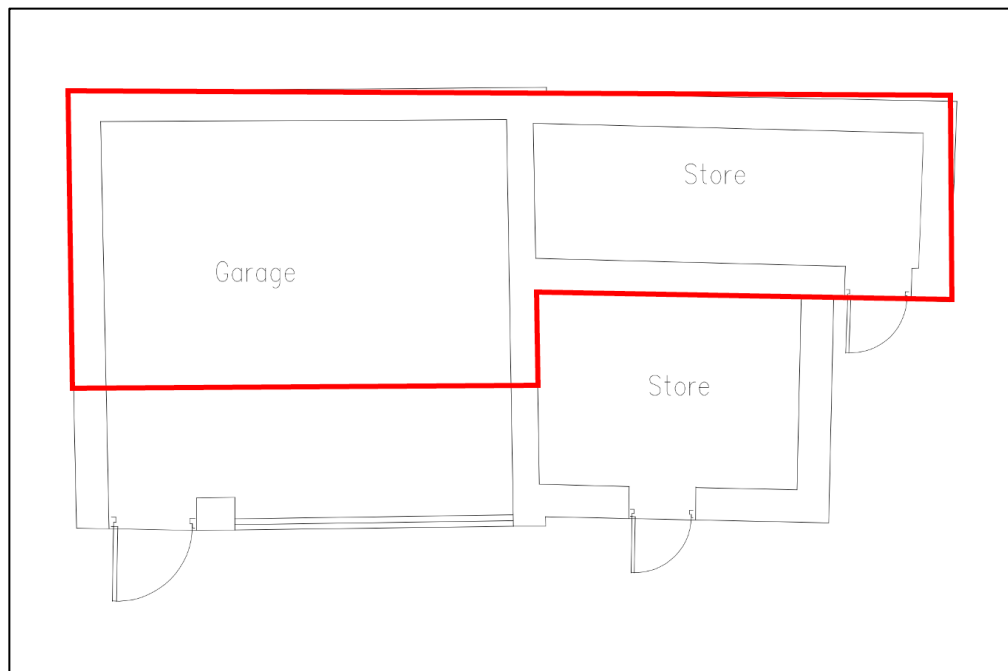
5.6 As a normal domestic adjunct the original outbuilding is held to form part of the original building, a conclusion reached having regard to the judgment in *Sevenoaks District Council v SSE and Dawe [1997]*. In that particular case a Planning Inspector had concluded that an extension to an existing outbuilding amounted to an appropriate form of development within the Green Belt as it comprised an extension to the dwelling. The Local Authority disagreed and challenged the decision, claiming that the proposal amounted to inappropriate development on account of the building being a detached outbuilding and not an extension to the dwelling. The judge held that:

*"The inspector was fully entitled to hold that **the garage was part of the dwelling, in the sense that it was a normal domestic adjunct**, and thus to treat the appeal proposal as an extension of it. The words 'extension of existing dwellings' are certainly capable, in my judgement, of having that meaning, and he was entitled to form his opinion in determining this matter in that way. **The garage is an important domestic adjunct**, just as the coal shed was in earlier days and, for example, an outside playroom often is. **The mere fact that any of these uses is***

physically separated from the main house does not prevent them from being part of the dwelling. It is a matter of fact and degree in every case” (our emphasis)

- 5.7 The outbuilding in this case, whilst physically separate from the main dwellinghouse, nevertheless lies in close proximity to it, and is used for purposes incidental to the enjoyment of the dwellinghouse (garaging and domestic storage). The outbuilding can therefore be reasonably concluded to amount to a normal domestic adjunct and thus be assessed as comprising part of the original building. The approximate extent of that original outbuilding in relation to the floor plan of the building that exists on site today is shown outlined in red on the plan shown in Figure 1 below.

Figure 1 – Approximate Extent of Original Outbuilding



- 5.8 The original outbuilding is estimated to have encompassed a floor area of approximately 21.6m². Coupled with the original floorspace of the

dwellinghouse, the 'original building' is held to comprise of a floor area totalling some 124.8m².

- 5.9 The proposed side extension will be small-scale in nature and will have a clearly subservient appearance to the dwellinghouse, set back from the front elevation of the building, and having a ridge line that sits well below the eaves line of the main two storey section of the building. Similarly, the proposed outbuilding will also be small-scale in nature and will appear subordinate to the host dwelling, as well as representing a considerable visual improvement to the site compared to what exists presently.
- 5.10 The proposed extension will see the floor area of the original dwelling increased from 103.2m² to 113.9m², with the replacement outbuilding having a floor area of 48.8m² (162.7m² collectively). The cumulative increase in the floor area of the original building from 124.8m² up to 162.7m² represents an increase in size of some 30% over and above the size of the original building.
- 5.11 The proposed development will therefore not result in disproportionate additions over and above the size of the original building, and as such amounts to an appropriate form of development in the Green Belt, in accordance with the provisions of paragraph 154(c) of the National Planning Policy Framework and policy SS10 of the Local Plan.

Without Prejudice

- 5.12 Notwithstanding the above, and without prejudice to the applicant's case, if the Local Authority were to disagree about including the original outbuilding within the assessment of whether the proposal amounts to disproportionate addition, we submit that the replacement outbuilding can still be justified in Green Belt terms having regard to the provisions of paragraph 154(d) of the NPPF.

- 5.13 Paragraph 154(d) of the NPPF makes provision for the following as an appropriate form of development within the Green Belt:

“(d) The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces”

- 5.14 The proposed replacement outbuilding will be within the same use as the existing outbuilding (garaging and domestic storage) and whilst it will occupy a modestly larger footprint, it will represent an increase in size of just 13% which is not considered to be materially larger. The building will stand modestly taller than the existing building (0.8m) which is attributable to replacing the existing monopitched roofed design with a more traditional pitched roof arrangement. The overall increase in size proposed is not considered to be ‘materially larger’ than the existing building.
- 5.15 The proposed replacement outbuilding is consequently held to amount to an appropriate form of development in the Green Belt, in accordance with the provisions of paragraph 154(d) of the National Planning Policy Framework and policy SS10 of the Local Plan.

Design & Layout

- 5.16 Policy SS1 of the Local Plan seeks to secure the delivery of development that maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings. It also seeks to deliver a healthy, safe, attractive, active, well-designed and well-maintained environment.
- 5.17 The provisions of policy SS10 are reinforced by Policy DC1 of the Local Plan which states that new development should 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 should 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, landscaping, character and appearance.

- 5.18 The Local Authority's adopted Design Guide SPD elaborates on these policies further, stating that:

"5.5. All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help"

- 5.19 In this particular case the proposed extension will only modestly increase the height of the existing single storey side projection, and will continue to be set back from the front elevation of the building. The ridge line of the extension will also sit well below the eaves and ridge lines of the main part of the existing dwelling such that it will read as a wholly subordinate addition which respects the dominance of the original building. A complementary palette of materials is also to be utilised so as to reinforce the character of the existing building.

- 5.20 The extension will be visible in public views from Public Footpath Bagnall 7 which runs to the west and north of the site along the existing access track, but in such views the development will read as a wholly subordinate and subservient addition to the property and will not appear incongruous or harmful within its surroundings.

- 5.21 In terms of the proposed replacement outbuilding, the adopted Design Guide SPD states in respect of garages that:

“5.10. These need to be designed and built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building. If attached to the building, the new garage should be clearly subordinate. A separate garage building is however often the better solution particularly where more than one garage is needed”

- 5.22 The existing outbuilding has little sympathy with the appearance of the host property, having a somewhat unsightly sloping monopitched roof for much of its roofscape which detracts from the character and appearance of the wider surrounding area.
- 5.23 The proposed replacement outbuilding has been designed to respect the character and appearance of the host dwelling, incorporating the use of traditional pitched roofs that match that of the house, with stone lintel detailing to be provided above the garage doors. A mixed palette of materials comprising of stone and brickwork is proposed to reflect the materials of construction of the existing outbuilding, but the applicant is open to utilising one or the other of those materials if this is considered preferable to having a mix.
- 5.24 The outbuilding will also be visible in public views from Public Footpath Bagnall 7 but will represent a considerable improvement to such views, whilst also maintaining a subservient relationship with the host dwelling. The proposal will enhance the character and appearance of the surrounding area as a consequence of the design improvements that will ensue. The proposed development is consequently held to meet the requirements of policies SS1 and DC1 of the Local Plan and the Design Guide SPD in this regard.

Residential Amenity

- 5.25 Policy DC1 of the Local Plan states that new development should protect residential amenity in terms of satisfactory daylight, overbearing development, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.
- 5.26 There are no immediate neighbouring properties that will be affected by the proposed development, the nearest being Addlestone Manor which is located approximately 120 metres to the north/northwest with considerable mature vegetation located in between.
- 5.27 No conflict with the Local Authority's Space About Dwellings standards will arise, and accordingly no harm to neighbouring residential amenity will ensue as a consequence. The proposed development is therefore in accordance with policy DC1 of the Local Plan in this regard.

6 Conclusion

- 6.1 The proposed extension and replacement outbuilding constitute an appropriate form of development within the Green Belt, as they will not result in disproportionate additions over and above the size of the original dwelling and will be appropriate in scale and design and not have a detrimental impact on the existing dwelling and the character of the rural area.
- 6.2 The above notwithstanding, and without prejudice to the applicant's case, the replacement outbuilding also amounts to an appropriate form of development within the Green Belt on the basis that it will be in the same use as the building it will replace and will not be materially larger.
- 6.3 The extension will be clearly subordinate to the host dwelling, respecting its dominance and will not have an adverse impact on the character and appearance of the wider surrounding area. The replacement outbuilding will also be appropriate in scale and will represent an enhancement to the character and appearance of the area, replacing the poor quality structure that currently exists.
- 6.4 The proposal will not give rise to any adverse impact to neighbouring residential amenity.
- 6.5 The submitted proposal is consequently held to meet the requirements of policies SS1, SS10 and DC1 of the of the Staffordshire Moorlands Local Plan (2020), the provisions of the National Planning Policy Framework, and guidance contained within the Staffordshire Moorlands Design Guide SPD.