

DELEGATED DECISION REPORT

SMD/2026/0089
Valid 03/03/2026

LIONS PAW FARM SANDS
LANE
BROWN EDGE

TWO STOREY REAR
EXTENSION AND SIDE PORCH

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Development in the Green Belt
- Development in the Open Countryside

DESCRIPTION OF SITE

The site consists of a detached farmhouse in the Open Countryside approximately 3km south-east of Biddulph. The dwelling is two-storey and finished largely in stone with a pale yellow render to only the rear elevation, and set in an isolated and heavily wooded position in the open countryside and Green Belt. The plans show the south elevation as the front despite having no front door, which is typically how the front elevation of property is determined, however from an architectural perspective the front is clearly the longest elevation which faces onto the farm yard, with the roof ridge running in the same direction, and so the plans are considered correct in identifying the south elevation as the front. The farmhouse is surrounded by a collection of modest farm buildings of various ages. Footpath Biddulph Town 138 runs through the site. No buildings on the site or the immediate locality are listed.

PROPOSAL

The application seeks permission for a two-storey rear extension and side porch. The porch will have a timber frame with a pitched roof, and will be approximately 3.2m². The rear extension will have a pitched roof and will be finished in a natural stone, presumably to match the existing house. The first-floor rear window of the extension will have a Juliet balcony. The rear extension will be 5.6 metres to the roof ridge, which is well below the 6.5 metres of the roof ridge of the host dwelling. The extension will be 3.2 metres from the existing rear elevation and 5.51 metres wide at ground floor level, and 4.2 metres wide at first floor level, with a lean-to roof used to marry the wider base to the upper floor. A new side door is also shown on the plans, from what is currently a kitchen window.

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

Biddulph Neighbourhood Plan

DES1 Design

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

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: 12/05/2026
Neighbour consultation period ends: 12/05/2026
Press Advert: N/A

Public Comments

One received, neither in support nor objection:

Biddulph Town 138 runs very close to where the proposed development will take place. This path must remain open to the public at all times.

Town / Parish Comments

The Committee recommended approval subject to compliance with green belt regulations. PROW BT138 (runs through the site) should remain open and unaffected during any construction work and following development, if approved. Councillor Jones raised concerns about mis-matched windows. Councillor Yates raised concerns about the proximity of trees in the area. It was suggested the Planning Officer should note both of these concerns.

Staffordshire County Council Highways

No comments received.

SCC Rights of Way

The Definitive Map of Public Rights of Way for Staffordshire shows public rights of way crossing the application site. From the information submitted, it does not appear they will be directly impacted by the proposed development.

Peak and Northern Footpaths Society

Note that the PRow may be affected by access traffic.

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 Open Countryside and Green Belt and therefore considered under Policy SS10 of the SMDC Local Plan and Section 13 of the NPPF.

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, 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.

Policy SS10 also states that the Council will maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

Paragraph 154 c) of the NPPF 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 proposed additions to the property amount to 79.54m³, which represents a 18.86% increase over the original building which is 421.8m³. The general rule of thumb is that any extension over a 30% increase would be considered disproportionate. As such, this extension would not be considered disproportionate development and is acceptable in terms of Green Belt policy.

The proposed extension is in keeping with the host dwelling in terms of design and materials, and is subordinate overall. The proposal is also not considered to be a disproportionate addition. Therefore, the proposed extension will not have a detrimental impact on the existing dwelling and the character of the rural area or Green Belt, and is acceptable in regards to Policy SS10 and paragraph 154 c) is therefore 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.

Policy DES1 of the Biddulph Neighbourhood Plan encourages the use of high quality, durable materials, to complement the site, character and surrounding context.

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 in design as all the proposed works are to the side or rear elevations, with the proposed roof ridge being set well below that of the host dwelling, meaning the works, other than the side porch, would not be visible when viewing the property from the front. The dwelling is also not visible from Sands Lane, although would be visible from the footpath. Notwithstanding the property's lack of visibility in the wider environment, the proposed rear extension is of acceptable design and materials, and is in keeping with the property. The use of natural stone on a stone house is good, and complies with the SMDC Design Guide SPD, Design Principles SPD, as well as Policy DES1 from the Biddulph NP.

With regards to the windows on the proposed extension, the present windows vary in design and orientation, with more horizontally orientated windows on the front and side elevations, while the rear features more vertically orientated windows., which is replicated on the proposal. Taken together with the siting of the proposal, it is not considered that the windows would be out of keeping with the existing development.

Therefore, the proposed development is considered 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 application site has no immediate neighbours – the nearest domestic building to the site is approx. 200 metres to the north-east at Cowall Farm. As such, the proposed development would have no impact on the amenity of neighbours in the area, and complies with Policy DC1 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 would not add an additional bedroom to the property, nor remove parking availability. As such, the proposed development would not have a detrimental impact on highway safety and would comply with Policy T1. Therefore, the proposed development is 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 no protected trees in the vicinity of the site, nonetheless it is not considered that the proposed development would affect any trees on the site due to the fact that the proposal is set significantly below the bedrock of the area where the trees are located behind the site. See Figure 1 below:



Figure 1: This image shows the location of the proposed development at the rear of the property, and the exposed bedrock for the adjacent area. The relationship between the extension and the bedrock can be seen on the 'Side Elevation' plans no. PL03C.

CONCLUSION / PLANNING BALANCE

The proposed development has been assessed against all relevant local and national policy and guidance, and is considered acceptable. The proposal is acceptable in terms of design and materials, highway safety, amenity and with regards to trees. The site is in the Green Belt, however the proposal is acceptable as it complies with the exception for development set out in paragraph 154 c) of the NPPF. Therefore, the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 10/06/2026

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council