

DELEGATED DECISION REPORT

SMD/2026/0204
Valid 23/04/2026

1 CLEWLOWS BANK
STOCKTON BROOK

PROPOSED NEW CHIMNEY
BREAST

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the Green Belt
- Impact on the character and appearance of the area
- Impact on the amenity of neighbours

DESCRIPTION OF SITE

Red brick double fronted cottage style dwelling on a large corner plot. The dwelling is a relatively recent and contemporary build following the grant of planning permission in 2014 (SMD/2014/0123). The dwelling has been built with what appears to be a dummy/faux chimney that provides characterful and traditional architectural detailing.

The dwelling was provided in the Green Belt, exceptionally, as village infill development. Conditions were attached to the planning permission that controlled the design of chimney that has been provided and prohibits extensions or alterations from being carried out, without planning permission, that would have otherwise been permitted by the terms of the GPDO. The reason for those conditions was to control impacts on visual amenities and character of the Green Belt and Landscape.

PROPOSAL

The application proposes the replacement of the existing faux chimney with a working external chimney breast to the north facing side wall. The brick chimney breast would have a slim profile and be positioned slightly forward of the roof apex and the existing chimney. The new chimney would be built up to match the same height as the existing which would be removed.

The chimney would be built with red/brown facing bricks to match the existing dwelling.

The application is a resubmission after an application to make the chimney alteration and to add an orangery extension was refused because the orangery extension would have had an unacceptable overlooking impact on the adjacent neighbour. There was no objection to the chimney alteration on its own, and this resubmission omits the proposed extension from the scheme.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2025/0518 Orangery side extension and chimney breast. REFUSED.
SMD/2025/0345 Certificate of lawfulness for a chimney breast. REFUSED.
SMD/2014/0123 Erection of two dwellings. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 17th June 2026
Neighbour consultation period ends: 17th June 2026
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Bagnall PC: No response in consultation period

Staffordshire County Council Highways

Acceptance

Proposal will not affect parking provision or requirement. This is highly unlikely to have an effect on the highway.

OFFICER COMMENTS

Impact on the Green Belt

The dwelling is in the Green Belt where development is inappropriate and, by definition, harmful to the Green Belt unless it is provided for by one of the exceptions that appear in the closed lists at Chapter 13 of the NPPF.

For the purposes of Green Belt assessment, the chimney addition would make for a negligible increase to the original dwelling's footprint size or its volume.

The extension would not result in a disproportionate size increase over and above that of the original dwelling and, as such, it would be provided for by one of the exceptions. The development would not therefore be inappropriate in the Green Belt and would not be harmful to the Green Belt.

Design and Impact on Character and Appearance

Local Plan Policy DC1 requires 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 incorporate 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, landscaping, character and appearance.

The chimney replacement would to a limited extent 'undo' an element of architectural detailing that replicates the rural tradition of internal breasts and chimney stacks above ridge lines (a prevailing vernacular that results from thermal and structurally efficient design).

The replacement chimney would have an external brick chimney breast, that would architecturally read as a decorative addition, with a chunkier profile above the roof line. The Rose and Crown public house on the opposite side of road, the two recently built dwellings, and The Gables, provide a small grouping of buildings, around the corner of the junction, that do share similar, traditional, chimney arrangements.

However, overall, within the area and vicinity of the applicant's dwelling there are a range of different dwelling types and chimney arrangements that can be identified. The proposed chimney would, although a little chunkier above ridge line, have a relatively slim profile and would relate reasonably well to the character of the host dwelling.

The proposed development would not adversely affect the character and appearance of the area and would be sensitively absorbed by the existing pattern of development. There would not be a conflict with policy DC1 of the Local Plan.

Impact on Amenity

The chimney alteration would otherwise be permitted development if it were not for a planning condition attached to the planning permission to build the dwelling. The reason for that condition was to control design and character and appearance impacts, not to control impacts on neighbouring amenity, air quality or living conditions.

The installation of any fire or burner would come under the control of current environmental and building regulations.

CONCLUSION / PLANNING BALANCE

Acceptable householder development that would not have an adverse impact on the design and appearance of the existing dwelling or the character and appearance of the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date:

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council