

DELEGATED DECISION REPORT

SMD/2026/0225
Valid 08/05/2026

RESERVOIR HOUSE PUDDY
LANE
STANLEY

ERECTION OF SINGLE
STOREY SIDE EXTENSION
AND ERECTION OF
REPLACEMENT
GARAGE/STORE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Impact on Green Belt
- Design & Landscape Character
- Amenity

DESCRIPTION OF SITE

The application site comprises a detached dwellinghouse and its associated curtilage, situated in the Bagnall and Stanley ward.

The property itself is an Edwardian red brick with brown tiles that overlooks Stanley pool, a large reservoir to supply water for the nearby Caldon Canal. The property features a two storey front projecting gable, a single storey side extension with a dog leg return and a detached garage immediately to the west of the property. The property and garage are all original; at site visit, all bricks appear to match and correlates with the Council's historic maps.

The curtilage sits within the Greenbelt land, where only development of special exemption is usually allowed. The Bagnall 7 Public Right of Way runs along the North and West curtilage of the site. To the South of the site is a Staffordshire Moorlands Nature Conservation Site, including the Stanley Pool Biodiversity Action Site. The closest neighbour at the address Heatherstones, The Avenue is located to the South-West of the site. The Puddy Lane highway runs adjacent to the proposed site on the South.

PROPOSAL

Planning permission is sought for the replacement of the single storey side extension and garage.

The proposed single storey side extension will have a depth of 6m, width of 5.3m, eaves height of 2.7m and pitch height of 4.6m. It will match the roof pitch, fenestration, material as the existing dwelling. It will sit within the same footing as the original extension it will replace with the north elevation wall being retained and partially extended by 0.6m. It will accommodate a utility room and washroom with shower.

The proposed garage will sit within the same footing as the garage it will replace and feature a double gable and a side store room. The garage will .

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS10 Other Rural Areas Area Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

GB Section 13 – Protecting Greenbelt Land

SITE HISTORY

SMD/2021/0754	Certificate of lawfulness for a proposed mobile home in garden	Approved
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CONSULTATIONS

Publicity

Site Notice expiry date: 24/06/26
Neighbour consultation period ends: 5/06/26

Public Comments

Neighbour comments

No representatives received

Alan Bell District Footpath Staffs Moorlands

There is a footpath, Bagnall 7 that runs down a track past Reservoir House. This proposed development must not obstruct the use of this path in any way.

Canal and River Trust

The site is located adjacent to Stanley Reservoir and comprises land and property formerly owned by the Canal & River Trust. The proposed works are located away from the reservoir dam and are essentially rebuilding on a similar scale in the same location, so appear unlikely to present any risk to the reservoir infrastructure. Access to the property for construction traffic will need to be managed carefully and it is important that the Trust's engineers are able to access the reservoir dam at all times; materials storage areas should be located so as not to impede this access.

As noted, the property was formerly owned by the Trust and there are numerous requirements imposed on the transfer of the land; in particular, Trust consent is required to erect or add any building, extension or structure or execute any works. Any detailed information required to protect the Trust's operations and assets can therefore be dealt with outside of the planning system.

Should planning permission be granted we request that the following **informative** is appended to the decision notice:

1) The Applicant/developer is advised to contact the Canal & River Trust in order to ensure that any necessary consents are obtained, and the works are compliant with the Trust's current "Code of Practice for Works Affecting the Canal & River Trust". For further advice please contact Shomsur Khan, Works Engineer in the first instance on Shomsur.Khan@canalrivertrust.org.uk or by telephone on 0303 040 4040.

Peak and Northern Footpaths Society

No objection

We note that the PROW Bagnall 7 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.

Nothing in this response should be taken to imply the Society's support for the development.

SCC PROW

Public Footpath No. 7 Bagnall Parish runs along the access lane to the application site (occupying the full width of the lane between boundaries).

No objection subject to the PROW remain unobstructed

SCC Highways

No objection

The proposal does not result in an increase in the number of bedrooms and provides formal parking. In addition, given the distance of the property from the adopted highway, it is not considered to have a detrimental impact on the highway network; therefore, I have no objection.

OFFICER COMMENTS

Impact on Green Belt

The application site is located in the Green Belt whereby policy SS10 of the Local Plan (2020) and chapter 13 of the NPPF (2024) are applicable. Part (6) of policy SS10 states that strict control will continue to be exercised over inappropriate development within the Green Belt, allowing only for exceptions as defined by Government policy.

The proposal is for a replacement single storey side extension and garage. Paragraph 145 of the NPPF (2025) outlines that the construction of new buildings should be regarded as inappropriate in the Green Belt unless it meets an exception. Such exceptions applicable to this application are:

- (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; and

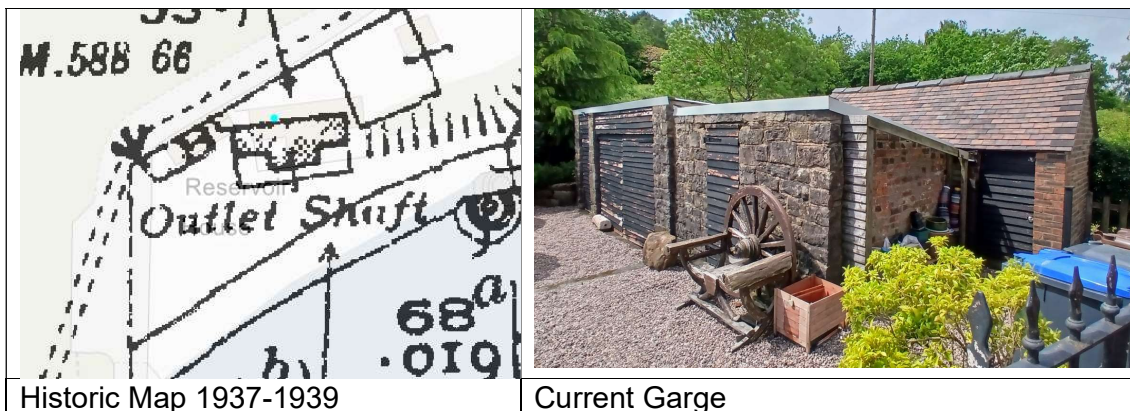
A useful starting point is establishing what is original.

According to historic plans, the T shaped footprint and garage has remained the same since extract 1941 edition OS map- see below,



Upon visit, the brick work of the dwelling matched as a whole and correlates with the footprint shown in the 1941 OS Map. Therefore, the case officer would deem it as original since 1 July 1948 as defined in the NPPF's glossary. From this, the original footprint equate to 106m².

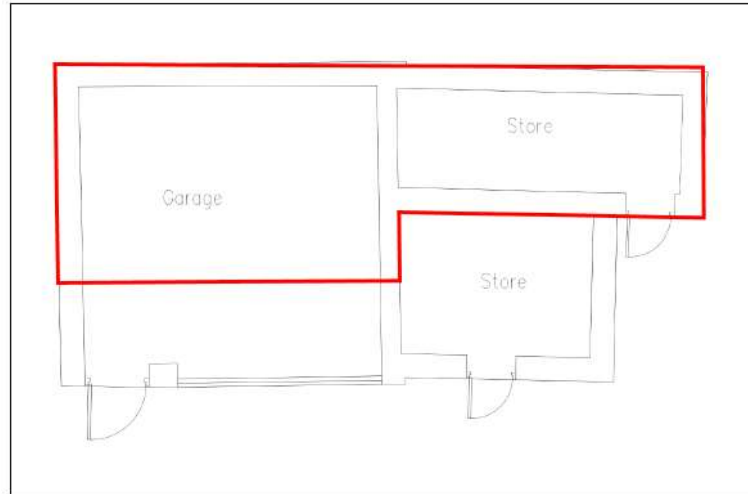
As for the garage, this is less clear as the existing garage does not appear to perfectly match the footprint of the OS map pre 1941. Nonetheless, the garage is broadly the same footprint with the exception of the front element of the garage not extending the full width of the outbuilding behind.- see below



The planning statement has provided a red outline of the original outbuilding which is comparable to the Historic Map 1922-1925- see below.

The agent's red outline is smaller than the existing footprint. Given that the case officer is unable to distinguish what is truly original, it will be determined against this plan. On this basis, the original outbuilding's footprint has a floor area of approx. 31.3m².

Having established what is original, the case officer has calculated the proposed extension to add an additional floor area of 18m² to the original dwelling. The replacement outbuilding/ garage will add an additional 22m² floor area (total outbuilding is 55m²).



When deciding the cumulative floorspace, the case officer has calculated the outbuilding and dwelling collectively as per the judgment in *Sevenoaks District Council v SSE and Dawe [1997]*. The case decided that adjunct outbuildings can be accounted for as an extension to a dwelling as long as it is incidental to the enjoyment of the dwellinghouse which in this instance, applies. Therefore, the overall the original floorspace (outbuilding and dwelling) equates to 134.3m² and the floorspace following works will be 181m²; this **collectively will add an increase of 30% floorspace**.

The Council does not specify any figure in which to guide decisions on whether extensions are disproportionate, similarly there are no specific figures within the NPPF; a decision must be made in respect of how the proposed additions relate to the original building and assess whether the openness of the Green Belt is harmed. Taking into account the percentage increase figures and proposed extension and outbuilding are single storey with modest changes, both elements are visually materially acceptable form of development in terms of 'principle'.

Accordingly, the proposal would not be harmful to the openness of the Green Belt and deemed acceptable development.

Design

Paragraph 135 of the NPPF (2025) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The proposed extension will remain subservient by virtue of its single storey build. It will also respect the character of the host dwelling as it uses matching material, fenestration and roof tile detailing that is characteristic of this period dwelling. In terms of its scale, the extension would be marginally larger in both height (+0.3m) and length (+0.6m) with the exception of the depth being an addition 1.5m; visually, it will appear proportionate to a reasonable large dwelling on a large plot. Furthermore, as the proposed extension will be utilise the same footprint as its predecessor, the character of the dwelling will remain relatively the same.

As for the proposed garage, it will be taller than its predecessor (0.8m) but no higher than the host dwelling to appear sympathetic and as an ancillary building. It will incorporate pitched roofs replicates the character of the host dwelling which is visually appealing and, will use brick and stone material as homage to its predecessor outbuilding. Overall, the replacement garage is an improvement to what is existing and therefore, accords with Policy DC1 and the Design SPG.

Impact to neighbouring amenity

Paragraph 130 of the NPPF (2024) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The nearest neighbour, known as Heatherstones, is located at least 120m south west of the application site. The neighbours' amenity will be maintained and unaffected. This application is in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The application does not propose the addition of any bedroom space.

The proposed garage at 6.5m wide by 6m long is in excess of the Parking Standards minimum internal dimensions for a double garage which are 6m wide by 6m long. Alongside a garage that exceeds the minimum requirement for parking and a sizeable driveway that is 100m from the adopted highway (Puddy Lane), it is not considered to have a detrimental impact on the highway network. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa O'Brien

Recommendation Date: 3/07/26

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council