

DELEGATED DECISION REPORT

SMD/2026/0270
Valid 28/05/2026

**WAYSIDE CONGLETON
ROAD
BIDDULPH**

**INTERNAL ALTERATIONS
AND FRONT EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Whether the proposal comprises an exception to inappropriate development in the Green Belt
- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a semi-detached render and tile dwellinghouse and its associated curtilage, situated in the Biddulph North ward. Additionally, the proposed site is within an area of Green Belt, countryside land, where development is more restricted. The Brackens, Congleton Road (the adjoining semi-detached dwelling) is situated to the South of the site. Spring Bank Livery Stables, Congleton Road is located to the North-West. The rear curtilage of the site adjoins an area of woodland land to the West. The Congleton Road highway runs adjacent to the site to the East.

It is noted that a number of properties within the area have been extended and altered. The street scene is comprised of a varied selection of house types and materials, demonstrating how there is no specific character.

PROPOSAL

The proposed development would comprise of internal alterations and a single storey extension to the principal elevation of the dwelling. The proposed extension would accommodate a larger porch / hallway, an office and a larger bedroom on the ground floor of the dwelling. Three additional bedrooms would be incorporated within the ground floor space, increasing the existing two bedroom dwelling to a five bedroom dwelling. The extension would be constructed from materials which would harmonise with the existing dwellinghouse, including cream render and brown UPVC. The other alterations include the insertion of a number of roof lights.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS9 Smaller Villages Areas Strategy
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places, 13 –
Protecting Greenbelt Land

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2006/1266 – Erection of a canopy over garage and to side of dwelling.
Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 27/06/2026
Neighbour consultation period ends: 26/06/2026
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Biddulph Town Council.

Staffordshire County Council Highways

The proposal is for a single storey extension to the front elevation of the property which currently houses the garage and family room.

The proposed extension, together with internal alterations to the family room, will provide access to the newly created rooms; bedroom No. 3, study, bathroom, bedroom No. 2, and master ensuite bedroom. The conversion of the existing garage

will facilitate the creation of the master bedroom and bedroom No. 2. Existing bedrooms 1 and 2 on the first floor will become bedrooms No.4 and 5.

The proposal would result in the loss of the existing garage, and consequently 1 off-street parking space and the floor plan will increase from 2 to 5 bedrooms.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

The submitted plans do not show parking provision however it was noted at the site visit there is sufficient space within the site to provide parking for 3 vehicles and turning for the property.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2026/0270).

OFFICER COMMENTS

Principle of Development / Green Belt

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

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. A more limited focus on future growth is to be directed to rural areas, including the outskirts of Biddulph. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

The application site is located in the Open Countryside and Green Belt whereby Policy SS10 of the Local Plan (2020) is applicable. Policy SS10 states that these rural areas will provide only for development that 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.

Part (3) of policy SS10 seeks to protect the quality and character of the area and requires all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape.

The site is located within the Green Belt. Part (6) of Policy SS10 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 153 of the NPPF (2024) states that ‘inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances’. Paragraph 154 of the NPPF (2024) outlines that the construction of new buildings should be regarded as inappropriate in the Green Belt unless it meets an exception. One such exception is (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.

Neither the Local Plan nor the NPPF (2024) provide a definition of what is regarded as being ‘disproportionate’ for the purposes of Green Belt policy. However, previous policy guidance considered a development resulting in a 30% increase in the size of the original building as being acceptable. Whilst it is acknowledged that 30% increase is not planning policy, it does represent a useful “rule of thumb”.

The existing and proposed extensions combined would equate to an increase in volume of approximately 7%. As the extensions to the property would not exceed the 30% guideline, the Council do not consider that this will result in a disproportionate addition over and above the size of the original building.

Moreover, the proposed extension would comprise of the infilling of the roof overhang, sitting within the envelope of the existing roof form. Thus, the proposed extension would have no spatial or visual impact on the openness of the Green Belt, regardless of the volumetric increase.

It is now necessary to identify whether there is any other harm arising from the proposed development.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. Paragraph 5.5 of the Council’s Design SPD outlines the Council’s expectations in respect of design and states that 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.

The proposed extension to the principal elevation of the dwelling is single storey, sitting at a lower height than the maximum height of the dwelling. Thus, it is

considered to be subordinate to the existing dwelling. It would infill the frame of an existing lean to canopy over the principal elevation, meaning that it would clearly appear proportionate to the host dwelling.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Cream render and brown UPVC would be used in the construction of the proposed extension. The roof lights are mainly concealed from view, with the exception of the roof lights to be added to the former garage roof. However they are small in size and would not form a visually prominent addition to the roofscape. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original dwelling.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

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 is bound by The Brackens, Congleton Road (the adjoining semi-detached dwelling) to the South. Spring Bank Livery Stables, Congleton Road is located to the North-West. Therefore, it becomes important to assess whether the amenity of these neighbours would be compromised.

The single storey extension would be located on the East facing principal elevation, infilling an existing open canopy. It would be bound by the East and South facing elevations of the dwelling. As the neighbouring dwellinghouse at The Brackens, Congleton Road is positioned to the South of the site, the single storey extension will be tucked behind the host dwelling and out of view from this neighbour. Thus, it is clear that the proposed single storey extension to the principal elevation would not impact the light or privacy amenity of the neighbours by virtue of shadowing, overbearing impact or overlooking.

Spring Bank Livery Stables, Congleton Road is located to the North-West of the site. As the proposed extension would be on the East facing principal elevation of the dwelling, it would be tucked behind the host dwelling on the opposite site to this neighbouring site. Thus, it is clear that the proposed single storey extension to the principal elevation would not impact the light or privacy amenity of this neighbouring site by virtue of shadowing, overbearing impact or overlooking.

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 should contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

Staffordshire County Council Highways have commented to say that they have no objections to the proposed extension. The proposed development would result in the loss of the existing garage, and consequently 1 off-street parking space. Additionally, the floor plan shows an increase from 2 to 5 bedrooms. Therefore, three off-highway parking spaces would be required to meet the Parking Standards set out within the Staffordshire Moorlands Local Plan.

Whilst no parking layout has been submitted with the proposed plans, there is a large hardstanding area to the east of the dwelling. The Highway Authority are satisfied that there is sufficient space within the site to provide parking for 3 vehicles and turning for the property.

Thus, the proposed development would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 09/07/2026

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

