

DELEGATED DECISION REPORT

SMD/2026/0175
Valid 20/04/2026

BROADGATE
CHEADLE ROAD
WINNOTHDALE

HALL SINGLE STOREY SIDE
EXTENSION TO EXISTING
HOUSE TO FORM ORANGERY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Development in the Open Countryside
- Design

DESCRIPTION OF SITE

The property is a large and imposing detached three storeyed farmhouse in brick, render, and tile of evident historic character likely to be late 18thC. It is not Listed but the farmstead is recorded in the Staffordshire Historic Environment Record following its inclusion in the Historic Farmsteads and Landscape Character in Staffordshire Survey. The hall and farmstead are set part way down the southerly facing slope of the Hollington ridge and is reached by a c.500m farm track from the Hollington top road (Cheadle Road, Winnothdale). The farmstead is relatively isolated with no near neighbours in sight save for the roof top of a relatively modern bungalow (Broad View) midway from the top road to the farm. It is c.1km WSW from Hollington. The Hall is to the west of the farmstead surrounded by fields to the north, west and south. A generous landscaped garden of c.0.1ha sweeps gently down from the front of the house with a ha-ha at its foot. A public bridleway passes SE to NW below the ha-ha. Modern farm buildings have recently been cleared from the operational farm area leaving an L shaped range of older and characterful buildings in situ.

The sides and rear of the house have been rendered in white, leaving only the southwest elevation of the property red brick. The plans label this elevation as a side elevation, despite this elevation clearly being the main, principal frontage of the property architecturally speaking, meaning that the proposed extension would be considered a side extension rather than a rear extension. It is thought that this has been done as this main frontage has fallen out of day-to-day use as the main entrance to the property, instead the vestibule on the northeast elevation is used as the main entrance.

In its present form, the building does not appear to reflect what was previously approved in 2016, as the vestibule is not a lean-to pitched roof structure as approved, but rather a flat-roofed structure with roof lantern. It also appears that the original house was to remain red brick with a porch/conservatory on the southwest elevation, which has also been removed. However the application subject of this report is not affected by the discrepancies which are a separate matter. The application is considered on its merits and an informative is recommended to draw the applicant's attention to the discrepancies noted.

PROPOSAL

The application seeks permission for a single storey flat roofed side extension to form an orangery. The rear of the orangery will be rendered, while the front and side will be glass with anthracite grey frames. The roof will feature two roof lanterns. The proposed extension will be 2.83 metres to the eaves.

Revised plans were requested to re-label the elevations as it was not considered to be a rear extension but rather a side extension, given the architectural frontage of the house is considered to be the SW Elevation.

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

National Planning Policy Framework

Paragraph(s) DM1 - 10, DP1 – 4, TR1 – 8, P1 – 6.

Section(s) 3 – Decision-making policies, 14 – Achieving well designed places, 15 – Promoting sustainable transport, 17 – Pollution, public protection and security.

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

- SMD/2016/0761. DESCRIPTION: Single storey rear and side extensions and side porch. DECISION: APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 20/05/2026

Neighbour consultation period ends: 20/05/2026

Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

None received.

Staffordshire County Council Highways

Acceptance.

Staffordshire County Council Historic Environment

No objection.

Staffordshire County Council Rights of Way

No objection.

Peak and Northern Footpath Society

We note that the Public Right of Way Checkley 22 and 24 are close to or within the proposed site, and FP22 may be affected by access traffic to the site.

The use of any PROWs, and the safety of users must not be affected by the development, nor during the work taking place.

Staffs Ramblers

Where the proposed development will take place Brown Edge 70 runs very close. This must not affect the use of this path at any time.

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 proposed development sits in the Open Countryside and therefore must comply with Policy SS10 of the SMDC Local Plan. 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, supports the rural diversification and sustainability of the

rural areas, promotes sustainable tourism or enhances the countryside. SS10 has provision to allow for extensions 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. Therefore, the proposed development is 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 DM1 – 10 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.

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 proposal is a single storey extension to a three storey dwelling and therefore it is subordinate. The extension is set back from the front elevation, and does not compete for dominance or offend the host dwelling. In terms of design, the proposed extension is typical of modern orangeries and conservatories. The rear elevation is rendered but otherwise it is glazed with an anthracite grey finish to the roof, windows and doors. Given the size of the extension, its function and subordinate relationship to the host the design and materials are considered to be acceptable. Therefore, the proposed development is considered to be in keeping, and acceptable in terms of design.

Amenity

Paragraphs P1 – 6 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 site is bounded on all sides by agricultural land and has no immediate neighbours. Notwithstanding that, due to the scale and siting of the extension, it is not considered that the proposal would have any impact on the amenity of the area. Therefore, the proposed development complies with Policy DC1 and the NPPF in that regard.

Highway Safety

Paragraphs TR1 – 8 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 proposed development would not add bedrooms or remove parking provision at the property and therefore the proposed development complies with Policy T1 and the NPPF in that regard.

CONCLUSION / PLANNING BALANCE

The proposed development is acceptable in principle, and also considered to be acceptable in regards to design, amenity and highway safety. Therefore the recommendation is to approve.

OFFICER RECOMMENDATION : **APPROVE, subject to conditions**

Case Officer: Reuben Berriman

Recommendation Date: 21/08/2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council