

DELEGATED DECISION REPORT

SMD/2026/0271
Valid 29/05/2026

2
THE GABLES THE DRIVE
RUDYARD

DEMOLISH GREENHOUSE,
GARAGE CONVERSION,
SINGLE STOREY REAR
EXTENSION AND
ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a detached dormer bungalow and its associated curtilage. The dwelling is red brick with a plain tile roof and internal garage. To the rear is a lean-to greenhouse and large area of timber decking which occupies all of the rear garden area. The property is one of a pair of dormer bungalows built at the same time in the same style and likely date from the late 20th Century. The site is within the Rudyard Conservation Area and the Green Belt.

PROPOSAL

The application seeks permission for a garage conversion and a single storey flat roofed rear extension where the current greenhouse is situated. At 18.8m² (3.1m x 6.1m) the rear extension is larger than the existing Green House it will replace (13.5m², 2.7m x 5.7m). The garage conversion would involve the bricking up the garage door and inserting a window to the front elevation. The proposed extension would be of brick to match the existing and would feature a roof lantern. A new opaque window is also proposed on the south-facing side 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
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) DM1 - 10, GB 1 – 8, DP1 – 4, TR1 – 8, P1 – 6, HE 1 – 10
Section(s) 3 – Decision-making policies, 13 – Protecting Green Belt land 14 – Achieving well designed places, 15 – Promoting sustainable transport, 17 – Pollution, public protection and security, 20 – Conserving and enhancing the historic environment.

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/2017/0574. DESCRIPTION: Installation of 4ft high (1.2m) fencing alongside house inside existing stone wall plus addition of matching low gate at front of house. Erection of similar fencing across rear of garden. Erection of corner style wooden potting shed / greenhouse with are. DECISION: APPROVED.
- SMD/2018/0067. DESCRIPTION: Erection of lean-to greenhouse to rear of property. DECISION: APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 21/07/2026
Neighbour consultation period ends: 21/07/2026
Press Advert: 01/07/2027

Public Comments

One public comment, concerning construction traffic relating to the development.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

Conditional acceptance:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan Drawing Ref C678 Drawing No.6. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

REASONS: *To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.*

SMDC Conservation

No technical advice required.

Canal and River Trust

Offered no comment.

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 Green Belt and therefore must comply with Local Plan Policy SS10 as well as Policy GB7 of the National Planning Policy Framework.

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. SS10 allows 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.

In this case, the proposal can justify its need to be in the open countryside/ Green Belt due to the nature of the development as a domestic extension. In terms of scale and design the proposed development is considered to be acceptable – see Design section of the report below – and therefore compliant with Policy SS10.

Policy SS10 also aims to 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.

Policy GB7b of the NPPF states that the extension of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building is acceptable development in the Green Belt. A 'disproportionate increase' is generally accepted to be any extension that would increase the property by more than 30% of the original. In this case, the gross external area of the original dwelling is approximately 74.9m², and the proposed extension is approx.18.9m², totalling 93.8m² translating to a 25.2% increase over the original building, which is acceptable in Green Belt terms. Therefore, the proposal 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 DP3.1 and DP3.3 of the NPPF outline what is expected of good design and required for the development of high-quality places, and paragraph P3.2 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 proposed development is single storey and to the rear of the property, and therefore subordinate to the host dwelling. The materials will match the existing. The SMDC Design Principles SPD states that flat roofs are generally unacceptable in the Staffordshire Moorlands as it does not form part of the building tradition. However, in this case, the use of a flat roof is considered acceptable as a pitched roof on this extension could lead to an incongruous and complicated roof line where the extension marries up to the original building. Furthermore, the proposed extension is in keeping with the neighbouring property which has a very similar extension, judging by the planning history this was approved as Permitted Development in 2014. Therefore, the proposed development is considered to be acceptable in terms of design.

The garage conversion and new window are also acceptable in terms of their design as they are in keeping with the existing property.

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 site is bounded by 1 The Gables to the south, and Shaw Lodge to the north. The proposed development would have little negative amenity impact on the neighbouring properties as the extension would not lead to an increase overshadowing, overlooking or overbearing effect. The additional side window would be opaque and, if opening, would only overlook the gable of the neighbouring property and the narrow passage between the two.

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 proposed development would not lead to additional bedrooms, however, the proposal would result in the loss of the existing garage, and consequently 1 off-street parking space. However, submitted plan Drawing Ref C678 Drawing No.6 demonstrates 3 off-street parking spaces would be retained within the curtilage of the site. This meets with the Parking Standards. It is considered the proposal would not have a detrimental impact on the highway.

A neighbour comment concerns construction traffic. However, as this is temporary by nature it is not a planning consideration.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the character of the built and historic environment. All applications likely to affect a heritage asset will need to be accompanied by a heritage statement.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding listed buildings. S.66 (1) and (2) states the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding conservation areas. S.72 (1) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph HE4 of the NPPF states that heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

- a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
- b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

While the host dwelling sits within the Rudyard Conservation Area, the dwelling itself is of no heritage value as it was built relatively recently – historic maps from 1970 does not feature the property and the area instead is shown as part of the curtilage of Kiplings Lodge, shown on the map as Police House. The proposal would also not be widely visible from the Conservation Area due to its limited scale and dense tree cover bordering the site, although it would be visible from the path which runs adjacent to the site. However, as the design and proposed materials are in keeping with the property and others in the area, it is considered that the scheme is acceptable in heritage terms as there would be very limited impact on the CA.

CONCLUSION / PLANNING BALANCE

On balance, the proposed development is considered to be acceptable. The proposal complies with policies SS10 and GB7 and is acceptable in principle, and in terms of the design, amenity, highway safety and heritage the proposed development is considered acceptable. Therefore, the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 01/09/2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council