

DELEGATED DECISION REPORT

SMD/2026/0327
Valid 13/07/2026

WILLOW COTTAGE
CLOUDSIDE
CONGLETON

**REPLACEMENT OF
CONSERVATORY WITH
THERMALLY EFFICIENT, FLAT
ROOFED, HARDWOOD
ORANGERY WITH ROOF
LANTERN. REMOVAL OF A
1M HIGH GARDEN WALL
WHICH WILL IN PART BE
REPLACED BY STEPS
LEADING TO THE DRIVEWAY.
LEVELLING OUT THE
GARDEN.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on Green Belt
- Impact on the character and appearance of the host dwelling and that of the area
- Impact on the setting of the designated heritage asset

DESCRIPTION OF SITE

The site is a stone cottage dwellinghouse and its curtilage that have 19th Century origins.

The site is in the Green Belt, 3km to the north of Biddulph and 3km to the east of Congleton. The edge of the Peak District can be seen 5km to the east across vast open ancient slope and valley farmland landscape character type.

The rural lane 'Cloudside' follows a contour below, and to the eastern side, of the steeply sloping high ground of the Cloud Common woodland. The open farmland to the east of the road falls away towards the valley and provides far reaching views toward the edge of the Peak District.

To the western edge of the road, cut in to the land below the common, there are a row of large stone-built cottages, which includes the applicant's dwelling, within generous grounds. The Grade II listed Cloud Methodist Church is set on a tier above and behind the cottages. To that extent the application dwelling and its curtilage lie within the setting of the listed building.

The dwelling would have originally been a double fronted stone cottage with its end/side gable facing the road, its front south facing elevation fronting curtilage

garden, and its rear north elevation close to the boundary with the adjacent dwelling to the north. To the side of the cottage, and within its curtilage, there would have originally been a small grouping of outhouses and outbuildings - the footprints of which can be identified on historic maps. In the 1980s a two-storey stone extension was added to the side of the cottage that extends forward to the south with a gable presentation. The dwelling now, therefore, has a large L shape footprint. At the end of the gable extension there is a single storey timber frame pavilion style conservatory with a polycarbonate roof. The conservatory has been in place for more than 20 years.

PROPOSAL

This is a full householder planning application to replace the timber frame pavilion conservatory with a hardwood, flat roof orangery.

The orangery would incorporate hardwood framed glazing, thermally efficient double-glazed windows and doors, a flat roof and a glazed roof lantern. The application also includes the widening of the existing driveway to provide additional off-road parking within the residential curtilage. This would involve the removal and reposition of a stone dwarf wall that retains a step up in garden level.

The orangery would replace the pavilion fan shaped conservatory with a square 4m by 4m footprint. The orangery elevations would finish to a parapet concealing flat roof behind, adding 0.5m to the max height of the elevation when compared to the eaves height of the existing conservatory.

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
DC3 Landscape and Settlement Setting

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

81/10236/OLDDC Two storey extension. APPROVED.
86/00200/OLDDC Erection of Double Garage. APPROVED.
SMD/2016/0032 Extension to garage loft to form home office and associated external patio area. APPROVED.
SMD/2018/0479 Replace existing conservatory with single storey stone built extension. APPROVED (not implemented)

CONSULTATIONS

Publicity

Site Notice expiry date: 23rd Aug 2026

Neighbour consultation period ends: 23rd Aug 2026
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Rushton PC: Support the application

SMDC Conservation Officer

Overall, the proposal would not harm the setting or significance of the listed building which would satisfy the provisions of s.66 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

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 a form of development that falls into one of the exception categories listed at policy GB7 of Chapter 13 of the NPPF.

One such exception (GB7 b.) includes the alteration or extension of a building provided it does not result in a disproportionate increase in size compared to that of the original building.

For the purposes of the NPPF, original building means the building as it existed on 1st July 1948.

The dwelling has already been significantly extended and enlarged, post 1948, with the addition of a two-storey gable extending from the south facing elevation. To the end of the two-storey gable there is a single storey timber frame pavilion style conservatory that sits on a stone dwarf wall and has a polycarbonate roof.

The proposal is to replace that conservatory with a hardwood orangery. The replacement structure would be very similar in size to the existing conservatory. However, with a squared-out footprint (some 2sqm larger) and a greater elevational height from ground to the top of the flat roof parapet (additional 0.5m) the replacement orangery would, to a very small degree, make a further increase to the size of the original building.

Overall, when considered against the existing building as a whole, that size increase would not be material or consequential, particularly when considered in terms of Green Belt impacts where the policy objective is to prevent urban sprawl and keep land permanently open. It appears that there has already been disproportionate size increase to the original building with existing extension, the proposed replacement would not on its own or accumulatively, compound or exacerbate that disproportionate size increase in any significant or notable way.

For all intents and purposes, the development would amount to an alteration of the building that would not result in a disproportionate size increase to the original building. The development would not be inappropriate or harmful to the Green Belt.

Design and Impact on Character and Appearance of the Area

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.

Local Plan policy DC3 states that development which leads to a prominent intrusion into the countryside should be resisted.

The cottage sits down behind a step up in garden level that runs to the roadside behind a stone wall and hedgerow that largely conceals much of the dwelling's ground floor section and the existing conservatory from public vantage.

The existing conservatory is simple in form with a hipped polycarbonate pavilion style roof. It has been constructed with timber frame that is of a dark natural wood stain. While it is relatively recessive in form and impact, from positions where parts of the conservatory can be seen it reads as a latter addition - a garden conservatory of contemporary age and style that does not particularly relate with any integrity to the stone gable behind and the age of the original cottage.

The proposed replacement orangery would be a more substantial structure and marginally larger. While, to some limited degree, it might be more visible from the roadside it would retain the form of a subordinate garden addition against the principal elevation of the dwelling and would present a greater quality of material and detailing that would relate well to the dwelling and its surroundings and more authentically replicate a structure of Edwardian age and design. The structure would be built using hardwood pilasters and glazing frames that would have slim vertical orientation. The glazed roof lantern would sit centrally on the roof behind a decorative parapet.

The minor reshaping to the lawn edge to increase the driveway width to its eastern side and the reconstruction of dwarf retaining walls reusing existing stone, amounts to landscaping within a garden curtilage. It would not be harmful to the character and appearance of the area.

The proposed addition would be subordinate to and compliment the original dwelling. It would not be harmful to the character and appearance of the host dwelling or the locality. The proposal would comply with policy DC1 of the SMDC Local Plan and the design guide for the area.

Impact on the setting of the designated heritage asset

Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the local planning authority should have a desirability of preserving the setting and special interest of the Listed Building (s. 66).

The proposal would be situated in the wider vicinity of Primitive Methodist Chapel (Grade II), which dates c.1815 and a Sunday school was added in the 20th century. The building is constructed in stone with a plain tile roof. The significance relates to its origins as one of the earliest Primitive Methodist chapels to be built.

The proposed alterations would not dominate or detract from the architectural or historic interest of the adjacent Listed Building and would not harm its setting.

Overall, the proposal would not harm the setting or significance of the listed building which would satisfy the provisions of s.66 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

CONCLUSION / PLANNING BALANCE

Acceptable householder development that would not harm the green belt or adversely affect the character and appearance of the area or the setting of the designated heritage asset.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 01/09/2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council