

DELEGATED DECISION REPORT

SMD/2026/0320
Valid 30/06/2026

7 VILLA ROAD
CHEDDLETON

**DEMOLITION OF FORMER
OUTBUILDINGS AND
CONSERVATORY,
CONSTRUCTION OF A SINGLE
STOREY REAR EXTENSION
LINKING TO THE ANNEX
(FORMER GARAGE)**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Development within the Green Belt
- Design

DESCRIPTION OF SITE

The site consists of a semi-detached red brick dwellinghouse with stone quoins, and its associated curtilage. To the rear of the dwelling is a single storey horseshoe shaped extension which has been extended several times over the years, with a paved courtyard in the middle.

The site is on the St. Edwards Hospital estate, approximately 3km from Leek, and dates to the same period as the hospital, however the dwellings is not listed. The site is in the Green Belt.

PROPOSAL

The application seeks permission for a single storey extension to square off the rear extension by demolishing the former outbuildings and conservatory. Externally, little changes other than the conservatory being changed to brick, however many of the 'internal' wall forming the courtyard are to be demolished to make way for this extension. From the majority of viewpoints, the external appearance would remain unchanged, save for the conservatory element being changed to brick, and the glimpse view of the new flat roofed extension from the front.

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, GB 1 – 8, DP1 – 4, TR1 – 8, P1 – 6.

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.

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/1994/0365. (OLD REFERENCE: 94/00330/OLD). DESCRIPTION: Single Storey Side Extension for Disabled Person. DECISION: APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 01/09/2026

Neighbour consultation period ends: 01/09/2026

Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

Acceptance.

SMDC Arboriculture Officer

No objection.

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 needs to comply with Local Plan policy SS10 and NPPF policy GB7.

The site is in the Green Belt and therefore must comply with Local Plan Policy SS10 as well as section 13 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. 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.

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 only if it meets GB policy. In terms of scale and design the proposed development is considered to be acceptable – see Green Belt assessment and Design section of the report below – and therefore compliant with Policy SS10.

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 89.6m², with a volume of approx. 443m³. The building has been previously extended post-1948 as shown on a map from 1965. These existing extensions total approx. 41.5m² / 119.3m³, which is 46.3% increase in gross external area and 26.9% increase in volume. The proposed extension would increase the gross external area to 151.9m², or 69.5% over the original, and volume to 629.1m³, which is 42% over the original. Figures in the table below for clarity and ease of reading.

The proposed extension would therefore be considered a disproportionate addition in relation to policy GB7. However, policy GB6.2 states that "*Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness*". Due to the nature of this development essentially infilling a courtyard which is already surrounded on all sides by existing development, save for a small gap, it is considered that harm to the openness to the Green Belt as a result of this development would be very limited. Furthermore, due to the uniqueness of this proposal infilling a courtyard area, it is

unlikely that this would be repeated across the Green Belt in the district leading to large cumulative harm. Therefore, on balance, it is considered that the proposed development is acceptable in the Green Belt.

	Total gross external area m ²	Percentage change from original (G.E.A)	Total volume m ³	Percentage change from original (volume)
Original (pre-1948)	89.6	0	443	0
Existing	131.1	46.3%	562.31	26.9%
Proposed	151.91	69.54%	629.1	42%

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 existing dwelling is a large and imposing semi-detached property with a steep roof pitch, finished in red brick with stone quoins and details. The rear extensions are single storey and very much subordinate to the host dwelling. The addition of this extension would not change that arrangement as it would be largely unseen, apart from a small section to the front, which can be viewed between the original side elevation and the existing rear extension. The materials will match the existing red brick.

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 and existing extensions. Therefore, the proposed development is considered to be acceptable in terms of design.

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 5 Villa Road to the west, and 9 Villa Road to the east. Due to the nature of the proposed development as an infill which would not increase the roof height or

introduce new windows overlooking neighbours, it is considered that the proposed development is acceptable in terms of amenity.

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 introduce additional bedrooms or reduce parking availability at the site. therefore it would not have a greater impact on highway safety than the existing arrangement. Therefore it is co9nsidered acceptable in this regard.

CONCLUSION / PLANNING BALANCE

The proposed extension is considered, on balance, to be acceptable in the Green Belt for the reasons stated above. The proposed extension is also considered acceptable in terms of design, amenity, and highway safety. Therefore, the recommendation is to approve.

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

Case Officer: Reuben Berriman

Recommendation Date: 03/09/2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council