

**From:**  
**To:** FW: Application SMD/2024/0550 - Full Householder Planning Application for Proposed single storey extension and change of use to proposed granny bedroom with ensuite, lounge / kitchen at existing double garage outbuilding & structural alteration works to s  
**Cc:**  
**Subject:** 30 January 2025 18:40:25

**Date:**

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-----Original Message-----

Sent: 30 January 2025 16:37

Subject: Re: Application SMD/2024/0550 - Full Householder Planning Application for Proposed single storey extension and change of use to proposed granny bedroom with ensuite, lounge / kitchen at existing double garage outbuilding & structural alteration works to s

Checkley Parish council (CPC) acknowledge that the Applicant is applying for Full Householder Planning Application for Proposed single storey extension and change of use to proposed granny bedroom with ensuite, lounge / kitchen at existing double garage outbuilding & structural alteration works to side of detached house (cottage)

CPC in light of recent and regular instances of flooding within the area of the River Tean are concerned with the proximity of the property and grounds to Broadgatehall Brook a partly culverted watercourse that feeds into the River Tean. SCC (Flood Risk Management) should confirm if the minor extension is in an area with increased flood risk.

CPC are also concerned that the Application is lacking sufficient information in the form of a design and access statement detailing the design, choice of materials and general appearance and layout of the building.

CPC therefore conclude that the Applicant will need to include a Flood Risk Assessment in accordance with the gov.uk standing advice for minor extensions and Also a Design and access statement.

CPC are therefore of the opinion that a definitive decision can not be arrived at until all the aforementioned information is provided.

Cllr Steven Buckley  
Planning Coordinator