

Householder planning application for residential annexe

**Higgins Hill Bungalow, Basford View, Cheddleton, Leek,
Staffordshire ST13 7HJ**



Planning Statement

March 2025

1.0 Introduction

- 1.1 This statement is to support the householder planning application for a residential annexe at Higgins Hill Bungalow, Basford View, Cheddleton, Leek.
- 1.2 In this statement we discuss the site, surroundings and planning history. We then provide details of the proposal and set out compliance with the relevant national and local planning policies.

2.0 Site and surroundings

- 2.1 The site is located on the southern side of Basford View just outside Cheddleton. It is occupied by a detached bungalow, garage and garden.
- 2.2 The site is in the Green Belt and next to the Cheddleton Conservation Area. There are no listed buildings on the site or nearby. The site is in flood zone 1 with a low risk of flooding.
- 2.3 There are dwellings opposite and to the rear and west, and fields to the north-west and east.

Figure 1 – Location plan



3.0 Planning history

- 3.1 The Staffordshire Moorlands planning applications database does not show any planning history for the site.

4.0 Proposal

- 4.1 The proposal is to erect a new single-storey detached residential annexe in the garden of the property.
- 4.2 The annexe will primarily allow for short to medium stays for the applicants' daughter (who lives in America) and brother (who lives in Shanghai). When not in use as a guest space, it will serve as a relaxation and music room.
- 4.3 The annexe will comprise a living area, bedroom, bathroom and store. It will have a floorspace of 42.5sqm.
- 4.4 The height of the building will be 3m and it will have a flat roof in rubber membrane (black EDPM). Composite cladding is proposed to the front and sides and a grey finish to the rear. Windows and doors will be aluminium-framed with acoustic glass.
- 4.5 The building will not be a separate dwelling and will share mains services, access, parking and garden space with the main dwelling. There will be plenty of garden space remaining following construction of the annexe.

5.0 National planning policy

- 5.1 The National Planning Policy Framework (NPPF, 2024) is a material consideration in any development proposals. The principal thread running through the NPPF is the presumption in favour of sustainable development. Para. 11 states that proposals which accord with the development plan should be approved.
- 5.2 Para. 135 states that planning decisions should ensure that developments meet certain requirements, including that they will function well, be visually attractive and provide a high standard of amenity for occupiers and neighbours.
- 5.3 The proposal meets the requirements of para. 135 because it will function well, providing an annexe for the use of family members. It has been well designed and will be visually attractive, appropriate to the garden location. The annexe will have a high standard of amenity. There will not be any adverse impacts on neighbours because it will not be close to any other properties.
- 5.4 Para. 154 says that development in the Green Belt is usually inappropriate, but sets out exceptions. One of these is:

“c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building...”

- 5.5 With regard to the Green Belt, a residential annexe is householder development and therefore is a form of house extension. The existing floorspace of the house and garage is 129sqm. The proposed annexe will have a floorspace of 42.5sqm; this is an increase of only 33% and cannot be described as ‘disproportionate’.

- 5.6 With regard to heritage assets (such as conservation areas) para. says that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

- 5.7 Para. 214 says that where a proposal will lead to substantial harm to the significance of a heritage asset, consent should usually be refused. Para. 215 says that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Heritage assessment

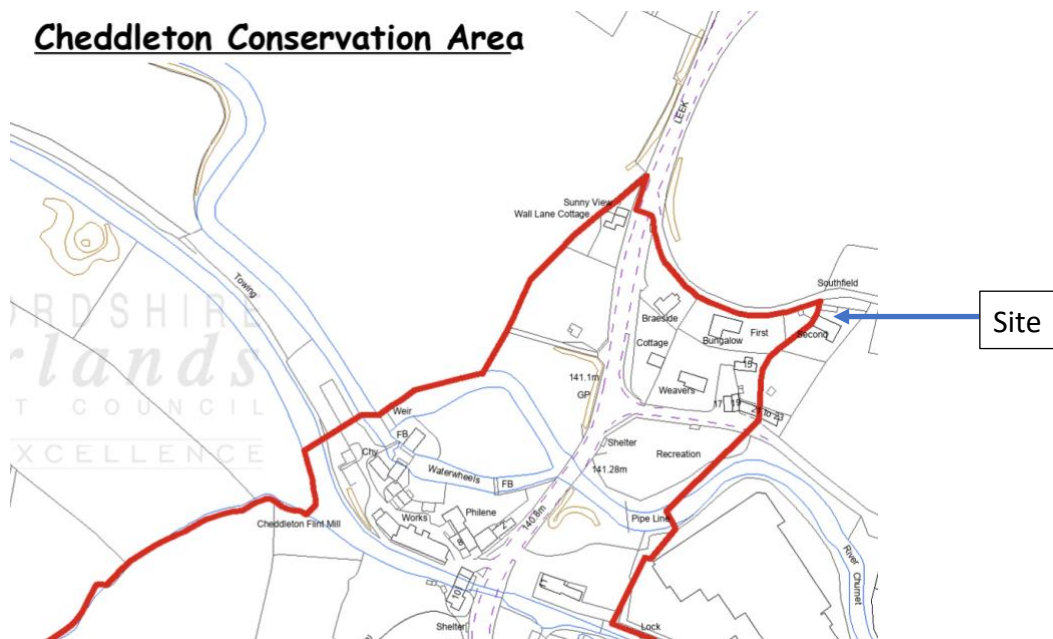
- 5.8 The site is located next to the north-eastern edge of the Cheddleton Conservation Area and therefore forms part of its setting. There is no conservation area appraisal on the Council’s website, however the Historic Environment Character Assessment: Staffordshire Moorlands August 2010 says that:

“The historic core of Cheddleton lies along the narrow sunken Hollow Lane where the medieval church and the majority of the historic buildings are to be found.”

- 5.9 The site is over 300m away from Hollow Lane. The buildings along Basford View are low-density residential dwellings and there are no listed properties. The site is separated from (and screened from) the conservation area by trees and hedges. In addition, the proposed annexe will be on the eastern part of the site, separated from the conservation area by the existing house and garage.

- 5.10 The proposal will therefore not cause any harm to the setting of the conservation area.

Figure 2 – Conservation area



6.0 Local planning policy

6.1 Staffordshire Moorlands Local Plan at Policy DC1 requires development to be well-designed and to protect amenity. Policy DC2 protects heritage assets and their settings. The proposal accords with both these policies.

6.2 The Council's Design Guide (2018) requires extensions to be subordinate to the existing development. The proposed annexe will have a floorspace of only 42.5sqm and will be single-storey with a flat roof; it will clearly be subordinate to the main house.

7.0 Comparable development

7.1 The following planning approvals are comparable:

- SMD/2024/0489 – 33 Ye Nook, Fountain Street, Leek – Conversion of an existing detached garage into granny annex living accommodation.
- SMD/2020/0665 – 1 The Dale, Alton – Conversion and linking together of two existing domestic outbuildings to form a single residential annexe, ancillary to the existing dwelling, for the purpose of providing accommodation for a parent of the applicant (a 'granny annex').
- SMD/2021/0725 – Lower Overton Farm, Overton Road, Congleton – Conversion of outbuilding to form residential annexe.
- SMD/2016/0818 - The Hollies, Hulme Lane, Werrington – Erection of granny annexe/ancillary accommodation in rear garden.

8.0 Summary

- 8.1 The site is located just outside Cheddleton and is occupied by a bungalow and garage. The proposal is to erect a single-storey detached residential annexe in the garden, for use as accommodation for visiting family and as a relaxation/music room.
- 8.2 The building will be small-scale and built using materials appropriate to the garden location. There will be no adverse impacts on neighbours or the conservation area. It will be appropriate in the Green Belt.
- 8.3 The annexe will be part of the main house; it will not be a separate dwelling and will share mains facilities, access, parking and garden space.
- 8.4 The proposal complies with national and local planning policy and comprises sustainable development.