



10th Apr 2025

Our Ref: IDS-2025-767

Planning Support Team
Staffordshire Moorlands District Council
Planning Department,
Staffordshire Moorlands District Council,
Stockwell Street,
Leek,
ST13 6HQ

Your Ref : PP- 13938741

To Whom

Further to the full planning application submitted for 101 Elmwood Drive, Blythe Bridge ST11 9NY.
Ref: PP- 13938741.

This planning statement is to accompany the planning drawings listed in this application.

Summery/Proposal:

The proposal consists of.

First Storey Side Extension.

The proposal is to construct a first-storey side extension on top of the existing side extension of the property to create a more spacious 3 bedroom and a new fourth bedroom for an ever growing family.

The existing dwelling has an internal footprint of 103.5sqm plus a 14sqm garage which will not change.

The dwelling area of the proposed extension is 16.5sqm giving a total internal footprint of 120sqm.

Please refer to Ideal Design Solutions Proposed Drawings: -

ELMWOOD-IDS-767-DR-A-00-10-001 - Site Location Plan

ELMWOOD-IDS-767-DR-A-00-10-002 - Block Plan

ELMWOOD-IDS-767-DR-A-00-10-003 – Proposed Block Plan

ELMWOOD-IDS-767-DR-A-00-10-004 – Proposed Block Plan Showing Parking

ELMWOOD-IDS-767-DR-A-00-10-005 – Existing Floor Plans

ELMWOOD-IDS-767-DR-A-00-10-006 – Existing Elevations

ELMWOOD-IDS-767-DR-A-00-10-007 – Proposed Floor Plans

ELMWOOD-IDS-767-DR-A-00-10-008 – Proposed Elevations

Site Planning History:

The site has had 1 previous planning applications as far as we are aware.

Ref: SMD/1992/0718 passed in July 1992.

Site & Surrounding Area:

The site is on Elmwood Drive, Blythe Bridge ST11 9NY. This is a residential road in the village of Blythe Bridge, in Staffordshire. The majority of the houses along Elmwood Drive are a majority of semi-detached houses with the odd detached house built in and around 1970's-1980's.

The area is in flood risk area 1 see attached Environmental Agency Report attached in Appendix I.

Scale:

Please refer to supporting documents and drawings showing proposed floor plans & elevations.

We believe the proposed scheme will have no deleterious effect on the building or its surroundings.

Landscaping:

The proposals make no alterations to the hard landscaped areas of the property and the soft landscaped areas will remain untouched, with no amendments to the front driveway.

All boundaries remain as previously.

Design:

The residential property is a semi-detached house built between 1970's-1980's and is set just off the road with a large front driveway.

The property benefits from sitting on a corner plot along with no. 103 Elmwood Drive.

The existing property has been extended with a single storey side and rear extension back in 1992/1993 as per the planning application SMD/1992/0718.

While this has increased the ground floor footprint of the property to make it a comfortable family home, it does suffer with the first floor footprint with just two usable bedrooms and a small box room with a stair box leaving it not suitable to use as a third bedroom.

The proposal is to create a first floor extension above the existing single storey side extension of the property, just to the width of the original dwelling with no additional front projections proposed. this will enable the third bedroom/box room to be enlarged and make a proper bedroom along with a new fourth bedroom for this ever growing young family.

Due to the location & size of the proposed extension will not encroach on any neighbour facilities and the flush design to the front elevation mirrors that of the other side extensions along Elmwood Drive and the surrounding.

Social Context:

The social context for this proposal is that this is detached house on Alms Road surrounded by similar houses, there is no danger of causing loss of residential amenities to those living nearby.

Flood Risk Assessment:

As this site is within a flood risk 1 area on the Environment Agency's map this is not required.

Storm Water:

No alterations required and will remain as is.

Foul Water:

No alterations required and will remain as is.

Materials:

All proposed materials will match the existing and are listed in the planning application and stated on the associated drawings.

Access:

The proposals make no alterations to or loss of accessibility.

Regards



Simon Ward

Director

Appendix I

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
396145/340873

Created
10 April 2025 14:32

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)

396145/340873

Scale

1:2,500

Created

10 Apr 2025 14:32

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m

Application Details			
Application number	SMD/1992/0718	Application type	Old Applications pre Reggie
Site address	101 Elmwood Drive , 101 Elmwood Drive , Blythe Bridge , Stoke-On-Trent , ST11 9NY	Proposal	SIDE/REAR EXTENSIONS AND PITCHED CONOPY TO FRONT OF DWELLING
Applicant name	MRS & B MORAN	Agent name	THE SAMMONS DESIGN STUDIO
Applicant address	101 ELMWOOD DRIVE , SOT ,	Agent address	139 LADDEREDGE , 139 LADDEREDGE , 139 LADDEREDGE , LEEK , ST13 7AH
Application status	Valid application received		
Received date	18/06/1992	Valid date	18/06/1992
Fee due		Fee paid	
Determination required date		Agreed extended date	
Case Officer	Unknown/Pre Uniform		
Start of Public Consultation period		End of Public Consultation period	
Referred to Secretary of State date		Referral expiry date	
Decision by	Delegated Decision	Committee date	
Decision	Planning Permission - Approved (Prior Oct 2013)	Decision Date	20/07/1992
Temp permission expiry date		Permission expiry date	
Legal Obligation ref.			