



9th Sept 2025

Our Ref: IDS-2025-Q544

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

Your Ref : PP-14315315

To Whom

Further to the full planning application submitted for Hardie House, 22, Church Lane, Checkley, ST10 4NJ.
Ref: PP-14315315.

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

Summery/Proposal:

The proposal consists of.

Single & Two Storey Side Extensions.

The proposal is to construct a single & a two storey side extensions on the existing side extension of the property to create a more space to the kitchen/dining room and the lounge on the ground floor an create a useable bedroom 4 on the first floor for this young family.

The existing dwelling has an internal footprint of 254.0sqm.

The dwelling area of the proposed extension is 128.0sqm giving a total internal footprint of 382sqm.

Please refer to Ideal Design Solutions Proposed Drawings: -

MILNER-IDS-Q544-DR-A-00-10-001 - Site Location Plan

MILNER-IDS-Q544-DR-A-00-10-002 - Existing Block Plan

MILNER-IDS-Q544-DR-A-00-10-003 - Proposed Block Plan

MILNER-IDS-Q544-DR-A-00-10-005A - Existing Floor Plans

MILNER-IDS-Q544-DR-A-00-10-006A - Existing Elevations

MILNER-IDS-Q544-DR-A-00-10-007A - Proposed Floor Plans

MILNER-IDS-Q544-DR-A-00-10-008A - Proposed Elevations

Site Planning History:

The site has no recent planning applications as far as we are aware.

Site & Surrounding Area:

The site is on Church Lane, Checkley, ST10 4NU. This is a residential road in the small village of Checkley, in Staffordshire. The majority of the houses along Church Lane are a majority of large, detached houses built in various decades going back to the early 1830's to more recent years.

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 minor alterations to the hard landscaped area to the side of the property, and the soft landscaped areas will remain untouched, with no amendments to the front driveway are proposed. All boundaries remain as previously.

Design:

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

The property benefits from sitting on the last plot along Church Lane opposite the Church and just around the corner to the Red Lion public house.

The proposal on the ground floor is to create a larger Kitchen/Dining area to the property adding bi-fold door out to the patio/garden area and extend the lounge slightly by taking out the corner to square the room.

The proposal on the first floor is to take the ground floor extension to the kitchen/dining room up creating a more usable bedroom 4 as it a small box room at present.

These two extension are minor and only have a footprint of 38.5sqm for the kitchen/dining area (x2 for bedroom 4) and 51.0sqm for the lounge area, small but will make a significant difference to the property.

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 Church Lane 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:

N/A.

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	Location (easting/northing)	Created
Unspecified	402737/337889	9 September 2025 08:30

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)
402737/337889

Scale
1:2,500

Created
9 Sep 2025 08:30

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



0 20 40 60m