

Planning Statement

Outline application for the erection of two bungalows

Land South of 57 Cheadle Road, Upper Tean

September 2025

Project	Land South of 57 Cheadle Road, Upper Tean
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1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this statement, Jim Malkin has worked a principal planning officer in Local Government and more recently as a planning consultant in private practice. He is a chartered member of the Royal Town Planning Institute and has significant experience in all areas of the planning profession.

2 Site and Context

- 2.1 The application site is the curtilage of 57 Cheadle Road, Upper Tean. The existing property is an end terrace dwelling set within a large plot with a substantial side garden. The site is located close to the centre of Upper Tean and is within walking distance of amenities within the village and is immediately adjacent to public transport links.
- 2.2 The plot in which the dwelling sits is too large for the property, therefore the owner has therefore been considering alternative options for making the most efficient use of the land. Given the site is flanked by residential properties and occupies a position within a defined residential area it is considered that a small-scale residential development will make best use of the land.
- 2.3 Properties within the immediate surroundings are predominantly traditional in character, with a mixture of scales including single and two storey dwellings which are predominantly constructed of red brick and tile, with some examples of rendered properties including number 57 itself.

- 2.4 In terms of planning constraints, the site is not located within a conservation area and is located within Flood Zone 1, where there is a low probability of flooding. There are no protected trees on site and the site is not of high ecological value. The site and its surroundings are shown on the following photograph.



3 Planning History and Proposal

- 3.1 There is no planning history relevant to the redevelopment of the site, the only planning history associated with 57 Cheadle Road dates back to 1978 and 1985 and relates to a domestic extension and a garage.
- 3.2 As set out above owing to the size of the curtilage of the property the applicant has been looking at options to make the best use of the land, and owing to the site's location close to the village centre and adjoining residential uses, the most logical option seems to be the provision of a small residential development on the land comprising of 2 plots which will sit alongside the existing dwelling.

- 3.3 The application is submitted in outline with all matters reserved with the exception of access. The application is supported by an indicative layout that shows a central parking area and two dwellings on the land. It is anticipated that these units will be set over a single storey owing to the topography of the land and the existence of a bungalow to the rear of the site.
- 3.4 A new access point will be provided to serve both dwellings from Cheadle Road.

4 Planning Policy Context

National Planning Policy Framework

- 4.1 Paragraph 11 of the NPPF advises that plans and decision should apply a presumption in favour of sustainable development, for decision making this means approving development proposals that accord with an up-to-date development plan.
- 4.2 The Staffordshire Moorlands Plan is up to date; however it is important to note that the Council are unable to provide a five-year supply of deliverable housing sites.
- 4.3 Paragraph 61 of the NPPF supports the delivery of a sufficient supply of homes in order to support the Government's objective of significantly boosting the supply of homes.
- 4.4 Paragraph 63 of the NPPF states that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed including, but not limited to, those who require affordable housing, families with children, older people etc.
- 4.5 Paragraph 124 of the NPPF relates to making effective use of land and states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the

environment and ensuring safe and healthy living conditions.

- 4.6 Paragraph 125 of the NPPF further adds to this and encourages planning decisions to promote and support the development of under-utilised land and buildings where available sites could be used more effectively.
- 4.7 Chapter 12 of the Framework houses a number of relevant paragraphs relating to the importance of appropriate design. Paragraph 126 encourages the creation of high quality buildings which raise the quality of the built environment and create better places in which to live and work. Paragraph 130 advises that decision makers should aim to ensure that development responds to local character and history, reflect the identity of local surroundings and materials, and be visually attractive as a result of good architecture and appropriate landscaping.

[Staffordshire Moorlands Core Strategy \(2014\)](#)

- 4.8 The Core Strategy was adopted in March 2014 and contains a number of policies relevant to the determination of this application; these are listed as follows.

SS 2 – Settlement Hierarchy

Rural Area Larger Villages (Including Upper Tean) – these are the most sustainable settlements in the rural areas which generally have a good local social infrastructure, some local employment opportunities and good accessibility to the towns and larger centres. These villages also have an important role in terms of serving and supporting their immediate surrounding rural areas and smaller villages. The spatial strategy focuses the bulk of the rural development in these settlements and seeks to ensure that they are sustained and promoted as service centres. These settlements will be defined by a Development Boundary. It is recognised that there is a significant range amongst these villages in terms of their size and facilities and it is proposed therefore

that the scale of development in each area should be relative to their current size and infrastructure capacity.

H1 New Housing Development

The policy permits residential development and redevelopment on windfall sites within the development boundaries of the towns and larger village. All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future residents and existing occupiers.

DC1 Design Considerations

All new development should be of high quality and incorporate detailing and materials which positively contribute to the character of the area in line with the Council's Design SPD. Proposals should be designed to respect the site and its surroundings in terms of scale, density, layout, siting, landscaping, character and appearance.

5 Planning Considerations

Principle of Development

- 5.1 The application is submitted in outline including means of access and proposes the erection of two detached dwellings, as set out earlier owing to site constraints it is highly likely that the two units will be bungalows when final designs are considered.
- 5.2 The applicant is seeking to make optimal use of the site and given its location within a highly sustainable location in large scale village where new residential development is supported, it is considered to be a logical location for a small-scale housing development.
- 5.3 The application site comprises the domestic garden of 57 Cheadle Road which is

significantly larger than adjoining plots in the immediate vicinity and is easily large enough to accommodate a contextually appropriate residential development.

- 5.4 The effective use of land and underutilised buildings in meeting the need for homes is supported by Paragraphs 124 and 125 of the NPPF. The site is an underutilised garden, and the proposal makes efficient use of land in support of the overall development strategy.
- 5.5 Local and National Planning policies seek to promote the sustainable growth of new housing in the district over the plan period. The proposed development will contribute to the target of delivering homes by providing two additional dwellings in an area where there is currently a significant under-supply of available land.
- 5.6 Policy SS2 of the Local Plan sets out the settlement hierarchy based on the range of services and facilities that are offered by each settlement. Upper Tean is classed as a larger village, where the development of sites within the settlement boundary will be considered appropriate.
- 5.7 Therefore, owing to the site's location in the settlement boundary for Upper Tean the development of the site is, in general principal terms, acceptable subject to compliance with relevant technical matters that will be considered in the following sections.

Impact upon Character and Appearance

- 5.8 Chapter 12 of the NPPF states development should function well and add to the overall quality of the area as well as be visually attractive as a result of good architecture, layout and effective landscaping.
- 5.9 This existing area of Upper Tean is of mixed character with different scales and styles of properties adjacent to the site, these include traditional terraced properties alongside more modern bungalows.

- 5.10 The scheme is submitted in outline and proposes the erection of two detached properties. Owing to the constraints of the site and the topography it is highly likely that detailed designs will show properties of a single storey ensure that appropriate separation distances to existing built form can be provided. The provision of two bungalows on the site will sit acceptably alongside adjacent built form and appear contextually appropriate, whilst making the best use of land and ensuring that the wider proposals will not harm the streetscene or the character and appearance of the area.
- 5.11 The indicative siting of the dwellings shows the continuation of the building line on Cheadle Road and the properties will not appear out of place and would not appear as an anomaly or incongruous in the local area. In terms of final design it is highly likely that the properties will exhibit traditional architectural detailing and be completed in brick and tile, this will again complement the wider character of the area.
- 5.12 The proposal will therefore make best use of the underutilised garden and will not be detrimental to the character or context of the area and would not affect the form or grain of the settlement.

Impact upon Residential Amenity

- 5.13 Planning policy seeks to ensure development does not create any adverse impacts on the environment or amenity of existing and future nearby residents or occupiers.
- 5.14 The size of the plot is large enough to allow ensure that two properties can be delivered without overdeveloping the site. The indicative layout shows that a distance in excess of 15m can be provided from the rear of the proposed properties and the front of the bungalow to the rear. Even with the subtle change in land levels this is sufficient to ensure that, subject to the scale of properties, there will be no loss of light or overbearing impact on this property.

- 5.15 With regards to overlooking, as stated throughout the statement, it is anticipated that the properties will be set across a single storey, therefore any overlooking between principal windows can be mitigated by the provision of appropriate boundary treatments.
- 5.16 The application site can comfortably be subdivided to provide sufficient outdoor amenity space for both the new and the retained dwellings.

Highway Safety

- 5.17 A new access point will be provided into the site from Cheadle Road, the alignment of the adjacent highway and the slow speeds of passing traffic mean that appropriate visibility can be easily provided at the access point.
- 5.18 The indicative layout shows a central parking area providing 2 spaces per dwelling with associated shared turning space. This is a sufficient parking provision for dwellings of the scale that could fit on the site, whilst the turning area allows for vehicles to manoeuvre to ensure that they can leave the site in a forward gear.
- 5.19 The development of the site will therefore not result in any harm to the safe and efficient use of the adjacent highway network.

Other Matters

- 5.20 The site is located in Flood Zone 1 and is therefore not at risk from fluvial flooding. The proposed dwellings will not therefore be at unacceptable risk from flooding and neither would the development exacerbate flood risk elsewhere.
- 5.21 The application is accompanied by the necessary small sites BNG metric and this alongside, the standard BNG condition, will ensure that the development will meet with the statutory requirements of the legislation.

6 Conclusions

- 6.1 The application is submitted in outline and proposes the erection of 2 dwellings, likely to be bungalows in the curtilage of 57 Cheadle Road, Upper Tean.
- 6.2 The application site is well-located within an established residential context and is within walking distance of local facilities and services with easy access to leisure, retail and employment opportunities in the locality through the use of the well-connected public transport network.
- 6.3 Whilst in outline the indicative layout shows two properties following the established building line. It is likely that the properties will incorporate traditional, contextually appropriate design cues and will incorporate materials which correspond with the character of surrounding properties.
- 6.4 The indicative layout shows that sufficient off-street parking can be provided for each dwelling, whilst the alignment of the highway and slow speeds in the locality ensure that the proposed new access will not detrimentally affect the safe and efficient use of the local highway network.
- 6.5 The proposals will not compromise neighbour amenity in terms of overbearing, overshadowing, unacceptable levels of overlooking or loss of light.
- 6.6 The site is entirely located within Flood Zone 1 and therefore has a low level of flood risk and would not increase of the risk of flooding elsewhere.
- 6.7 The scheme therefore complies with all relevant Policies of the Staffordshire Moorlands Local Plan and the National Planning Policy Framework; it is therefore respectfully requested that planning permission is granted.