

DELEGATED DECISION REPORT

SMD/2025/0408
Valid 09/09/2025

**22 HARDIE HOUSE CHURCH
LANE
CHECKLEY**

**A SINGLE STOREY AND A TWO
STOREY SIDE EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Checkley Parish Neighbourhood Development Plan 2021 – 2035.

DESCRIPTION OF SITE

A detached, previously extended, two-storey dwelling sat within a generously-sized plot of land. The property benefits from off-road parking (including detached garage) and external amenity space.

Checkley village is within the open countryside (not Green Belt) and is identified as a Smaller Village within policy SS9 of the Staffordshire Moorlands Local Plan. Checkley has a village development boundary and the application site sits on the boundary edge. Hardie House is located within the Checkley Conservation Area and is across the road from the Listed St. Mary and All Saints Church, and the listed church boundary wall and memorials. The site is also subject to an Article 4 direction which removes Permitted Development rights for external cladding within the Conservation Area.

PROPOSAL

Single and two-storey extensions to the southern facing elevation. The single-storey addition would enlarge the dining room, above which there would be a Juliette balcony to serve the Master bedroom. The two-storey addition would enlarge the kitchen (squaring off the footprint) and enlarge bedroom number 4 at first floor level. Ground floor internal alterations would see the formation of an open-plan kitchen/dining area and the removal of an internal hallway. Both extensions would be constructed using matching brickwork and tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS9	Smaller Villages Area Strategy
DC1	Design Considerations
DC2	The Historic Environment
DC3	Landscape and Settlement Setting
H1	New Housing Development
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development within the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed places
- 15 Conserving and enhancing the natural environment
- 16 Conserving and enhancing the historic environment

Checkley Parish Neighbourhood Development Plan 2021 – 2035.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- | | |
|--------------|---|
| 00/00949/FUL | Two-storey extension, conservatory and 2.1m high replacement gates. Approved. |
| 06/00138/FUL | Erection of detached double garage with store over. Refused. |
| 06/00581/FUL | Detached Double Garage. Approved. |

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.
Press Advert: Leek Post and Times. Expired.

Public Comments

No representations received.

Checkley Parish Council

No representations received during the statutory consultation period.

Conservation Officer

Summary of Significance

The proposal would be situated in Checkley Conservation Area and within the wider setting of the Church of St Mary and its wall, both of which are listed. Checkley Conservation Area encompasses the historic core of the hamlet. The area was designated for its medieval origins, with predominantly 18th and 19th century cottages and houses clustered at the centre and dominated by St Mary's and All Saints' Church. The buildings are typically constructed in red brick walling, some rendered or limewashed, with Staffordshire blue tile roofs. Hardie House is a modern late-20th century house constructed in brick and tile roof, it makes a neutral contribution to the character and appearance of the area.

The church of St Mary's (Grade I) is an impressive parish church, with Norman origins and later 14th and 15th century additions and reconstruction during 17th century. The building is of high architectural value, illustrative of Norman round headed arched detailing and Perpendicular and Decorated gothic detailing. The churchyard is enclosed by 18th century walls and gates (Grade II).

Assessment and Impact

The proposal seeks to construct a 1 and 2-storey side extension. The existing dwelling has an asymmetrical roof form and the proposal seeks to construct a projecting 2-storey gabled extension to the side (south) elevation. Whilst this would result in an unusual roof plan that is not typical of the traditionally constructed buildings elsewhere in the Conservation Area, the 2-storey extension would be sited alongside an existing projection to the south. It would not result in a marked visual increase in the bulk or massing of the property and would not result in a visual dominating or distracting feature in the Conservation Area. The proposed extension would be finished in bricks and tiles to match the rest of the property.

A flat roofed 1-storey addition and balcony would also be added to this elevation. Given the intervening parts of the dwelling, this would unlikely impact key views of the designated heritage assets.

Overall, the proposal would have a negligible impact on the character and appearance of the Conservation Area and setting of the Listed Buildings.

Legislation and Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

The local planning authority should have a desirability of preserving the setting of the Listed Building (s.66) and preserving or enhancing the character and appearance of the Conservation Area (s.72).

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment

Conclusions and Recommendations

In summary, the proposal would result in a neutral impact to the character and appearance of the Conservation Area and setting of the Listed Buildings. Their significance would be preserved, which would satisfy the provisions of s.66 and 72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

For any consent granted, we would suggest the following conditions:

- All new walls and roofs for the extensions hereby approved shall be constructed in bricks and tiles to match the existing in their material, type, colour and texture and retained as such for the lifetime of the development.

Reason: In the interests of visual amenity.

OFFICER COMMENTS

Principle of Development

The application property forms part of Checkley Village which is allocated as a Smaller Village within policy SS9 of the Staffordshire Moorlands Local Plan. Policy SS9 supports a range of developments in principle including residential/housing. SS9 also requires that '*new development reflects and enhances each village's special character and heritage by protecting and enhancing the setting and historic character of the village, including heritage assets.*'

There are no 'in principle' objections to the proposal.

Design and visual impact

There are no design objections to the proposal. The property has been previously extended and comprises a mix of building styles and materials including stone, cladding, brick, dormers and hipped and gable roofs. Both the two-storey and single-storey extensions are simple in their design, they have small footprints and both additions are modestly sized in relation to the existing house. The two-storey gable addition sits lower than the main house ridge level, further adding to its subordinate relationship. Proposed bricks and tiles would match those of the existing house, this is welcomed.

There would be wider visual impact beyond the application site. Views of the additions will be possible from the field to the south, including from Public Right of Way Checkley 21, which can be accessed from the road close to the applicant's dwelling. The application site is sat within the Checkley Conservation Area and is close to the Listed St. Mary and All Saint's Church and church wall. From the field it will be possible to view the extensions against the backdrop of the church, the applicant's detached garage and number 20 Church Lane, however the single-storey addition will have very little visual impact due to its size. The two-storey gable addition would result in a twin gable arrangement which is not an unusual feature and mirrors (in principle) an existing twin gable arrangement at a property to the north east, number 20 Church Lane. The twin gable of number 20 is much more visually prominent.

The Council's Conservation officer has no objections to the application. The Conservation comments can be read in full within the 'Consultations' section of this report but notable comments include the following;

- It would not result in a marked visual increase in the bulk or massing of the property and would not result in a visual dominating or distracting feature in the Conservation Area.
- The proposal would have a negligible impact on the character and appearance of the Conservation Area and setting of the Listed Buildings.
- In summary, the proposal would result in a neutral impact to the character and appearance of the Conservation Area and setting of the Listed Buildings. Their significance would be preserved, which would satisfy the provisions of s.66 and 72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. There are no objections to the proposal from a conservation perspective.

It is noted that extant permission seems to exist for a hipped roof conservatory due to this being part of a previously approved application which included a two storey extension. The two storey extension has been constructed. The currently proposed dining room (and balcony above) extension is located within the area where the extant conservatory secured consent. The conservatory is much larger than the current dining room proposal therefore the dining room addition would have less of a visual impact upon the character of the existing house and surrounding area, and is considered to be of an improved design.

Neighbour amenity

No neighbour amenity issues due to the location of the extensions on the southern side of the house and not being in close proximity to any surrounding dwellings.

Parking

The proposed extensions would not result in any additional bedrooms being formed, therefore consideration of the Council's parking standards is not triggered. No existing parking space would be lost as a result of the proposal. It is noted that there is a generously sized drive and detached garage.

Checkley Parish Neighbourhood Development Plan

No representations from the Parish Council have been received, however consideration has been given to the Checkley Parish Neighbourhood Development Plan. In particular, policies DES1 (Design) and DES4 (Conservation Areas) are relevant in that they seek well designed, site specific proposals and take into account the focal point of the church and church yard. It is considered that the proposal does not contradict these policies.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 05.11.2025.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council