

Mr. B. Haywood
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

18th December 2025

Dear Ben

EXTENSION TO APPROVED DWELLINGHOUSE - LAND AT BASFORD VIEW, CHEDDLETON

On behalf of my clients A. & J. Palin I would be grateful if you would find enclosed an application submitted pursuant to s73 of the Town and Country Planning Act 1990 (As Amended) proposing the variation of Conditions 2, 3 and 9 of SMD/2024/0303.

By way of background, planning permission was originally granted for the erection of a dwelling on the site under application SMD/2022/0465. Planning consent was subsequently granted for an alternative design of dwelling incorporating the provision of a bedroom and study within the roof space under application SMD/2024/0407. Further amendments were then subsequently approved to allow for the re-siting of the dwelling to avoid a sewer pipe that was found to be crossing the site (SMD/2024/0303). Works to implement that permission have subsequently been commenced and are at an advanced stage.

This latest application seeks consent to amend the design of the approved dwellinghouse to increase the size of the property by way of an extension off its eastern elevation. That extension will accommodate a lounge, with a study provided within the roofspace above. The previously approved study at first floor level is to be repurposed to provide a bathroom.

Policy SS10 of the Local Plan allows for extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The policy goes on to state that strict control will continue to be exercised over inappropriate development in the Green Belt allowing only for exceptions as defined by Government policy.

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Paragraph 154 of the National Planning Policy Framework allows for the extension and alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The approved dwelling on the site has a gross floor area of 73.47 square metres. The proposed extension would see the floor area of the property enlarged by 29.38 square metres, representing an increase in the size of some 40%. Such an increase in size is not considered to represent a disproportionate addition over and above the size of the original building. The proposal therefore represents an appropriate form of development within the Green Belt.

In terms of design, paragraph 5.5 of the adopted Design Guide SPD states that extensions should harmonise with the parent building. It should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the extension from the building line and keeping the eaves and ridge line lower than the parent building will help.

The proposed extension to the property is to be set back from the front elevation of the dwelling and also has a ridge height that sits comfortably below that of the existing property. It is also to be constructed from a matching palette of materials and has detailing that ties in with the detailing on the original building. The south facing roofslope will also accommodate some additional solar panels so as to enhance the overall level of provision of renewable electricity serving the property.

As a consequence of the above, the proposal is concluded to be appropriate in scale and design and will not have an adverse impact on the character and appearance of the area. The proposed revisions to the design of the property are consequently held to meet the requirements of policies SS1, SS10, SD3 and DC1 of the Staffordshire Moorlands Local Plan and guidance contained within the National Planning Policy Framework.

I trust this proposal will be of interest and look forward to hearing from you.

Yours sincerely



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