

Supporting Statement for Committee Consideration

This statement accompanies the planning application for the proposed extension and retrofit of the existing property. It sets out the key material planning considerations and demonstrates how the scheme has been designed to respect the conservation area, enhance the ecological value of the site, and deliver a sustainable family home. The applicant respectfully requests that the application be considered by the Planning Committee due to the significance of the site within the conservation area and the clear public interest in ensuring high-quality, sensitive rural development.

Impact on Listed Buildings and Conservation Areas

The proposal has **no impact on any listed buildings**. The design has been developed with a high level of sensitivity to the conservation area, focusing on **retaining and retrofitting the existing heritage elements** of the cottage. The extension has been designed to **sit discreetly within the landscape**, using materials and forms that reflect the character of surrounding residential and agricultural buildings. The scheme therefore preserves and enhances the setting of the conservation area.

Layout and Density of Buildings

The layout responds directly to the **geography and topography** of the site. By working with the natural land levels, the extension is **integrated into the contours of the landscape**, reducing visual impact and maintaining the rural character of the plot. The scale and massing reflect the **existing volumes** of the cottage and outbuildings, ensuring the development remains proportionate and appropriate while enabling the creation of a functional family home.

Design, Appearance and Materials

The design intention is for the building to **blend seamlessly into its surroundings**. Key features include:

- Retention and sensitive retrofit of the existing stone cottage
- A new extension constructed using **FSC-certified timber cladding**, chosen for its sustainability and its ability to weather naturally over time
- A form and orientation that follow the site's contours, helping to **partially obscure the structure** and minimise perceived bulk
- A materials palette that echoes the established character of nearby rural and agricultural buildings

This approach ensures the development is both contemporary and contextually appropriate.

Volume and Policy Context

The previous refusal referred to the overall volume of the proposed extension. However, **neither the National Planning Policy Framework nor the local development plan identifies volume, in isolation, as a determinative planning test.** National policy requires decision-makers to assess proposals in terms of **their design quality, their relationship to local character, and whether they give rise to any material planning harm**, rather than applying numerical volumetric thresholds.

In this case, the extension has been designed to remain **subservient to the original dwelling**, with scale and massing that are visually coherent and sympathetic to the conservation area. The proposal does not appear excessive or dominant from public viewpoints, nor does it result in any loss of light, outlook or privacy for neighbouring properties. When assessed against the relevant national and local policies, the scheme represents an **appropriate, proportionate and well-designed form of development**, and the reliance on volume alone as a reason for refusal is therefore not supported by planning policy.

Nature Conservation and Ecology

The proposal delivers a **net gain in biodiversity** through a series of targeted ecological enhancements:

- A **living/green roof** to support rainwater absorption and habitat creation
- A **pollinator corridor** designed to attract butterflies, bees, bats and birds
- Planting of **pollinator-friendly species** throughout the garden
- Installation of **bird boxes** on the property
- Restoration of the existing **pond** to provide improved habitat and a water source for wildlife

These measures collectively strengthen the ecological value of the site and support local nature networks.

Overlooking and Loss of Privacy

The development does **not give rise to any overlooking or privacy concerns**. The orientation and positioning of the extension ensure that no neighbouring properties are affected. No objections or concerns have been raised by surrounding residents.

Highway Safety

The proposal has been **approved by National Highways** (19/12/2025), confirming that it raises no issues in relation to access, traffic generation or highway safety.

Reasons for Committee Consideration

The applicant respectfully requests that the application be determined by the Planning Committee for the following reasons:

- The site sits within a **sensitive conservation area**, and the proposal demonstrates a high level of design quality and heritage consideration that merits democratic review.
- The scheme delivers **clear ecological and sustainability benefits**, aligning with local and national policy objectives.
- The proposal provides a **positive example of rural retrofit and low-impact development**, contributing to wider community interest in sustainable design.
- The application has generated **no objections**, and Committee consideration would provide transparency and confidence in the decision-making process for a site of local significance.

Relevant Local Precedent (SMD/2015/0221)

A directly comparable planning application (Ref: SMD/2015/0221), located less than one mile from our property, was approved by Staffordshire Moorlands District Council on the basis of design quality, proportionality and policy compliance. In that case, the Council accepted an increase in volume where:

- the proposal did **not materially harm openness**
- the design represented a **clear improvement** on the existing dwelling
- the scale and massing were **proportionate** and reflective of local vernacular
- the uplift achievable through **permitted development rights** was a relevant material consideration
- there were **no adverse impacts** on neighbouring amenity
- the scheme aligned with Core Strategy policies **SS1, SS6c, DC1 and R2**, and with the principles of the NPPF

The Council concluded that the increase in size was **reasonable and policy-compliant** when assessed against actual planning impacts rather than numerical volume alone.

Our proposal follows the same principles: it is landscape-led, respectful of local character, delivers ecological benefits, and does not give rise to any material harm. Consistent with the Council's own approach in comparable cases, the development represents an **appropriate, well-designed and policy-aligned** form of rural development.

Supporting Images



Agricultural building on Park Lane with timber cladding



Neighbouring property with flat roof extension



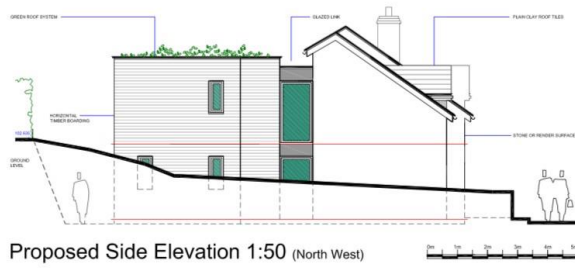
Agricultural building on Park Lane with flat roof extension and timber cladding

Image 4:



Adjacent property with flat roof extension

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Planning Issue Only

All dimensions, construction details and landscaping details contained on this drawing are for planning purposes only. All other dimensions and details are for construction purposes only. Building regulations are applicable prior to construction.

Rev	Comment	Date

Construction Drafting Services

Client: MR & MRS Z DAVIES

Project: ALTERATIONS & EXTENSION TO HIGHFIELD COTTAGE, PARK LANE, ENDON, STONE ON TRENT, STY 935

Status: FOR PLANNING APPROVAL ONLY

Title: PROPOSED ELEVATIONS

Drawing No: PL 045 **Scale:** 1:50 @A1 **Date:** NOV 2025

Drawn by: R. Williams **Check by:** R. Williams

Image of proposed plans showing how the dwelling would sit within the landscape and remain subservient to the original dwelling and contours of the land