

17th February 2026

Dear Sir / Madam,

25-25 Single Storey Side Extension, Entrance Porch, & Alterations at: 118 Ashbourne Road, Cheadle

1.0 The Application Site & Proposals

- 1.1 This Design & Access Statement / Planning Policy Statement is written by B3architectural who were commissioned by Mr & Mrs R. Harris and their family to submit for Householder Planning Permission for the detached dwelling No. 118 Ashbourne Road. This is submitted via the Planning Portal under application reference: PP-14698727.



Figure 1: The application site from the Southeast corner where the existing access is from Thorley Drive.

- 1.2 The site falls within the Parish of Cheadle which is part of the wider area controlled by Staffordshire Moorlands District Council, hereafter abbreviated to SMDC.
- 1.3 The proposals are associated with the extension and alteration a detached 1960's Bungalow which occupies a corner plot at the junction of Ashbourne Road and Thorley Drive. The site is within the settlement, it is not a listed building, nor is it within a conservation area. The property benefits from 'Householder Permitted Development Rights' under The Town and Country Planning (General Permitted Development) Order 1995.
- 1.4 The application site is a reasonably generous 448m² plot. Vehicular access to the site is gained from Thorley Drive which is a minor residential road with a 30mph speed limit. Here the road is straight, (although near to the junction with Ashbourne Road), with good visibility in both directions. The access is an existing situation and currently there is 1 No. of off road parking space on a sloped tarmac hardstanding. There is also a single Garage that may be large enough for a further 1 No. of Car, however, the intention is to remove / replace this to achieve

2-3 No. of external Car Parking Spaces with 1 No. of further parking spaces in an enlarged Garage extension. To do so the width of the existing Driveway will be increased by circa 3.6m from 3.1m wide to 6.7m width.

- 1.5 In order to create the larger Garage accommodation a **single storey side extension** will be created. This will have a step back from the principal front elevation by 2.2m. It will use a simple dual pitched roof to match the existing house, but the Eaves and Ridge level will be lower to ensure that it remains subservient to the existing dwelling. Because the site is a prominent corner plot the extension has been designed to closely align with normal permitted development limits (50% of the original house width), but Householder Planning Permission is required. The boundary tapers and the extension will be between 730-870mm from the pavement.
- 1.6 A second element of the proposals is the addition of an open sided 'Oak Frame' style Porch installed to cover the principal entrance door on the main elevation. This proposal requires Householder Planning Permission because with the sloping ground levels mean that the Eaves height is between 2.7-2.89m from external ground level. Additionally, from the Ground Floor finished floor level the ridge height of the Porch will be 3.36m, this is 3.975m from the external land level. To comply with the permitted development limits for Porches, the Gross External Area would not exceed 3m², no part of the porch would exceed 3m from ground level (height measured in the same way as for a house extension), and no part of the porch would be within 2m of any boundary.
- 1.7 A final element of the works, which does not require Planning Permission is the Rear Dormer Roof addition and the three new Roof Windows to the Principal Elevation. This will allow an additional level of accommodation to be created within the Bungalow's existing Attic. The existing Ridge will remain at its current level, and the existing eaves and verges will be retained to all sides. As a detached building, Householder Permitted Development rights permit up to 50m³ volume uplift to an existing roof volume. The Applicant is looking to create a Dormer of 38.83m³ and there is no requirement to obtain planning permission for this aspect of the works.

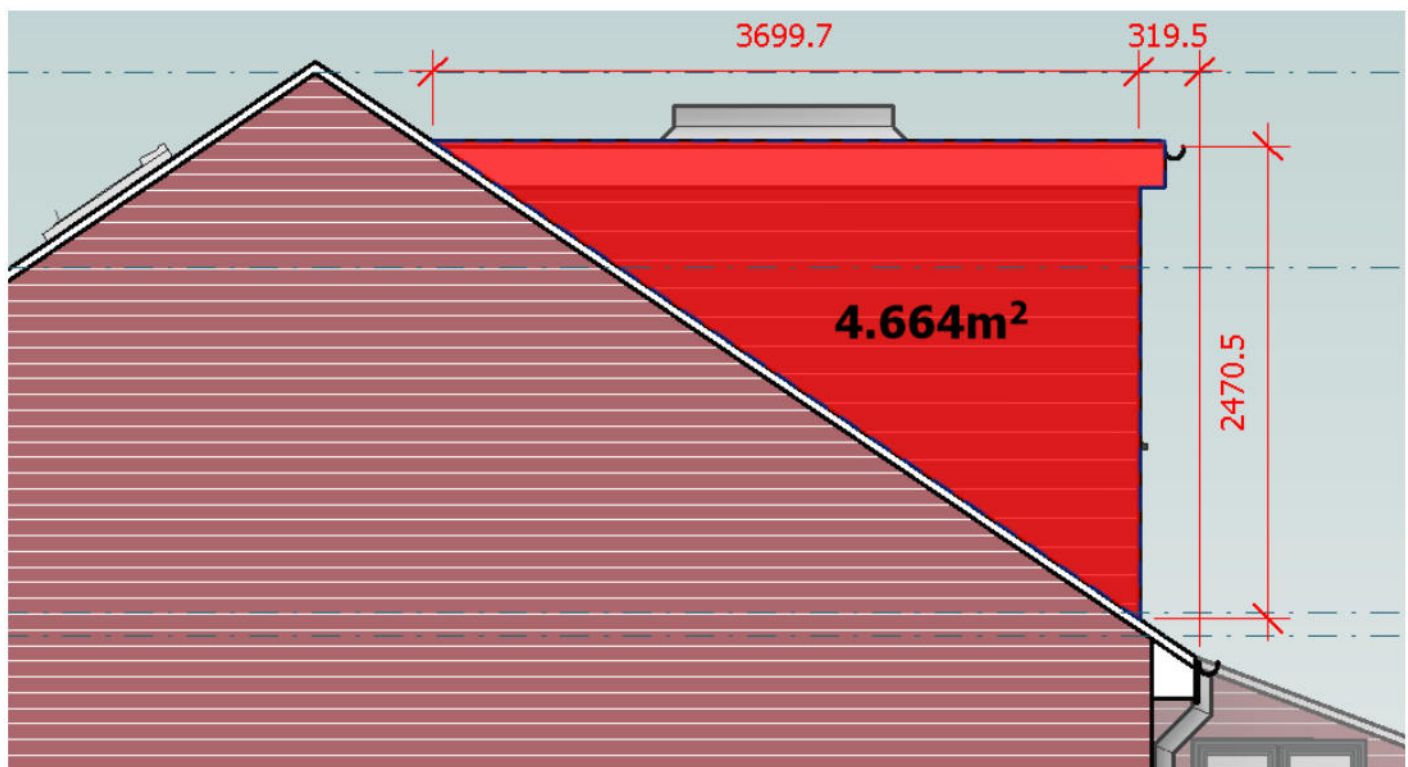


Figure 2: Area of the Proposed Dormer multiplied by its length (8.325m) gives an overall Volume of 38.83m³. This is within the limits of GPDO.

2.0 Design & Access

- 2.1 The CABE (Commission for Architecture and the Built Environment) document; 'Design and access statements - How to write, read and use them' has been referenced in the preparation of this document and in the formulation of the proposals which are well-considered and respond to each of the key considerations in the following two sections.
- 2.2 With regard to **Use**, the existing Dwelling will remain a C3 Use (Dwellinghouses).
- 2.3 In terms of **Amount**, the existing Dwelling has a Gross Internal Area (GIA) of 83m² GIA over a single floor, and this made a 2-bedroom Bungalow. By Space Standards this was considered a 2 bedroom, 4 person property. There is also a detached Garage which has a GEA of 13m². The proposal looks to remove this detached Garage and the Conservatory structure from the Ground Floor; this is a reduction by 19.5m² in total.

The Proposal looks to create a Side Extension with a GIA of 27m². This will be a Single Storey Garage / Utility area attached to the dwelling. A Porch will be created with a GEA of just under 2m², however, this is open-sided and so it does not add to the properties GIA. In total the Ground Floor GIA will become 102m².

The Proposed works (excluded from the scope of the Planning Decision) will also include Rooflights and a Dormer structure which allows the existing Attic to be converted to habitable accommodation. In doing so this will create a new First Floor GIA of 51m².

Following the Proposals the Property would now have a 153m² GIA. It is anticipated that it would become a 4 bedroom, 7 person property, and it would comfortably exceed Space Standards for this.

- 2.4 The **Layout** of Floor Plans is provided in the Proposed Drawings. This is in the main four components:
- A. The Side Extension to the Ground Floor
 - B. The Entrance Porch to the Ground Floor
 - C. The additional First Floor extension and Dormer (completed under Permitted Development)
 - D. The increase in width to the existing Driveway, raised patio in rear garden (0.8m) and removal of existing Garage
- 2.5 With regard to **Scale**, the Proposal A is subordinate to the existing dwelling, and this is essential given the corner plot location. The extension is around 4.7m in width which is approximately 50% of the existing dwelling, the Eaves has been set at the minimum height, this has a step down of more than 375mm. The Ridge is below the existing bungalow by 1.4m. Proposal B is an open-sided Porch which has a Ridge height 2.2m lower than the existing bungalow, both aspects of the proposal are thought to be subservient to the existing dwelling.
- 2.6 The Dwelling benefits from an existing Garden arrangement that has been established for over 50 years. To the front there are no changes to **Landscaping**. To the side the existing **Landscaping** will be reduced to make way for the new Side Extension. To the Rear the intention is to create a raised patio or deck just below the internal finished floor level, a low level retaining wall will be used to enable this with four steps to achieve the level change.

Permission is sought to form new enlarged hardstanding to create Parking for up to 3 No. of Cars, at present the existing Tarmac Driveway is inadequate for a larger family car. This means that Mr & Mrs Harris must park their cars on the Road or over the Pavement. There is no other proposed change to the existing garden and boundary treatments.

- 2.7 Detailed Elevations and Visuals have been provided to indicate the proposed **Appearance** the Applicant is looking to achieve from the Proposed Extensions. In summary the Appearance is generally designed to match the existing property in the Side Extension. The proposed Porch is designed to have an 'Oak Frame' style whilst the Rear Dormer will use horizontal cement board cladding to give the **Appearance** of a Grey Timber in a contemporary manner. Windows and Doors will also be altered to suit this Grey aesthetic colour scheme.

See Drawing Reference: 25-25-b3-XX-ZZ-DR-A_0402_RevE_Proposed_Elevations_(A1)

- 2.8 The **Proposed Material Palette** would be as follows:

Ground Floor Walls - Red Imperial sized Brick in stretcher bond to match the existing property.

Dormer / First Floor Walls - Grey MARLEY 'Weatherboard' installed horizontally.

Pitched Roof - Smooth Grey MARLEY 'Modern' Concrete Interlocking Roof Tile.

Pitched Roof Windows - VELUX CK02 550x778mm Rooflights.

Flat Roof - Grey GRP / EDPM Rubber style Roof with Fascia and Gutters.

Flat Roof Glazing - ROOF MAKER 1000x1000mm 'Double Glazed Fixed Flat Rooflights'

Windows - RAL 7016 'Anthracite Grey' Flush Casement Windows such as RESIDENCE R7 Windows.

External Doors - RAL 7016 'Anthracite Grey' Composite Entrance Doors and UPVC Glazed French Doors.

Porch - Oak Frame style Porch.

Gutters & Downpipes - UPVC Half Round / Round.

- 2.9 The site can benefit from re-using the existing **Access** point from Thorley Drive. This is an existing situation and is not thought to present any issue. The proposals will increase the available parking for the property. Vehicles will not be able to enter and leave in a forward direction; however, this is an existing situation for a single dwelling on a minor residential road.

Within the site **Access** to the property will be via flat, smooth hard surfaces alongside the existing parking areas. The route to the dwelling is a short distance from the parking. As an existing building there is no requirement to comply with Approved Document Part M.

3.0 Planning Policy Background & Discussion

- 3.1 Section 38(6) of The Planning and Compulsory Purchase Act 2004 (the 2004 Act) requires that planning applications be determined in accordance with the development plan unless material circumstances indicate otherwise.
- 3.2 In Staffordshire Moorlands 'The Local Plan' was adopted on 9th September 2020 and sets out the council's vision and strategy for the district until 2033.
- 3.3 National guidance in the form of the National Planning Policy Framework 2024 (NPPF) underpin the general strategy for development with which all development plans must be in broad conformity.
- 3.4 The following policies are relevant to the proposals, and these will be appraised in the following section of this report:

4.0 Local Plan

- 4.1 The Application site is in the parish of Cheadle. The SMDC Local Plan has the following 'Vision' for Cheadle:

Cheadle will become a more sustainable settlement, better able to meet its own needs, enhancing and enlarging its role as a significant service centre for the local population and those in its rural hinterland. This will have been achieved through **a focus on growth in housing** and employment provision with significant complementary investment in the town's social and physical infrastructure. Its town centre will become more vibrant and attractive supported by investment in the town. The town's heritage will be maintained and where possible enhanced. JCB and other major employers will grow, but the local economy will have been diversified and expanded with new employment areas. It will benefit from improved transport infrastructure and local public; sustainable transport links focused on the town centre and improved access to other urban areas. Green infrastructure and open space will protect and enhance the environment whilst providing recreational opportunities alongside sport and improvements to health and wellbeing. **With a greater range of housing and employment opportunities Cheadle will have become a more successful and dynamic place where people choose to live and work. Development clusters to the north and south of the town will provide new housing** and supporting infrastructure where required.

Response: The Proposals will provide a custom solution to the Housing need for the Applicant who is an existing resident of SMDC and a business owner / employer in the Moorlands.

- 4.2 The Local Plan sets out how SMDC would like to see the district develop by 2033. Section 5 sets out the following relevant Spatial Aims and Spatial Objectives.
- Spatial Aim SA1 has the aspiration of "creating distinctive, sustainable, self-supporting settlements".
 - Spatial Aim SA2 outlines policy should meet "the needs of our communities."
 - Spatial Objective SO2 looks to "create a District where development minimises its impact on the environment, helps to mitigate and adapt to the adverse effects of climate change and makes efficient use of resources."
 - Spatial Objective SO4 looks **"to provide new housing that is affordable, desirable, well-designed and meets the needs of residents of the Moorlands."**

- Spatial Objective SO6 looks to “To maintain and promote sustainable regenerated rural areas and communities with access to employment opportunities, housing and services for all.”
- Spatial Objective SO8 looks to “To promote local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets throughout the district.”

4.3 Policy SS1 relates to ‘Development Principles’. The first principle is to provide quality homes which “meet the needs and aspirations of the existing and future communities”, the extension and alteration of an existing building to provide a high quality home would accord with this Policy. The policy goes on to support proposals which would provide **“a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities”**.

4.4 Policy SO4 relates to ‘Housing’. SMDC’s aim is “to provide new housing that is affordable, desirable, well-designed and meets the needs of residents of the Moorlands”. Additionally, the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on SMDC to meet the demand for these types of opportunities.

Response: This Policy is applicable to the proposals; the applicants Mr & Mrs R Harris are both lifelong residents of the Moorlands. They both run a small local café business which serves the public and provides employment to a small number of Moorlands residents. The proposal will provide Mr & Mrs Harris the opportunity to create their own custom house layout, in this way the proposal meets every criterion of Policy SO4.

4.5 Policy DC1 relates to ‘Design Considerations’, the relevant aspects of this policy state that Design should be as follows:

- Be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;
- Be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance;
- protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.
- Provide for safe and satisfactory access and contribute to meeting the parking requirement arising from necessary car use.
- Ensure that existing drainage, wastewater and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed.

5.0 National Planning Policy Framework 2024 (NPPF)

- 5.1 Chapter 2 of the NPPF relates to 'Achieving sustainable development'. Paragraph 7 defines 'sustainable development' and states: "the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs". Paragraph 8 describes how forms of 'sustainable development' can have an 'economic objective', 'a social objective' or an 'environmental objective'.
- 5.2 Chapter 5 of the NPPF relates to 'Delivering a sufficient supply of homes'. The policies are generally broader and aimed towards supply of land for housing and major development, however, the consensus is that providing a variety of "size, type and tenure of housing needed for different groups in the community" is beneficial.
- 5.3 Chapter 12 of the NPPF relates to 'Achieving well-designed places'. The key policy to this section is Paragraph 135 which summarises many of the above into a design policy; this states that planning decisions should ensure that developments:
- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
 - (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
 - (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
 - (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

6.0 The Town and Country Planning (General Permitted Development) Order 1995.

6.1 The Side Extension to the Ground Floor: Ordinarily a Side Extension of up to 50% width would be 'Permitted Development' so long as it is attached solely to the 'original house'. However, in this instance due to the property being on a corner plot this 'Permitted Development' will not apply:

(f) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the existing dwellinghouse, and would be nearer to the highway than—

(i) the wall comprised in that side elevation which is nearest to the highway; or

(ii) any point 5 metres from the highway;

whichever is the nearer to the highway;

(g) the enlarged part of the dwellinghouse would extend beyond a wall comprised in a side elevation of the original dwellinghouse, would have a single storey and—

(i) the enlarged part of the dwellinghouse would exceed 4 metres in height; or

(ii) the width of the widest part of the resulting dwellinghouse would exceed the width of the widest part of the original dwellinghouse by more than 50%;

6.2 The erection of a porch outside any external door of a dwellinghouse.

D.1. Development is not permitted by Class D if—

(a) the ground area (measured externally) of the structure would exceed 3 square metres;

(b) any part of the structure would be more than 3 metres above ground level; or

(c) any part of the structure would be within 2 metres of any boundary between the curtilage of the dwellinghouse and a highway.

6.3 The additional First Floor extension and Dormer (completed under Permitted Development)

B.1. Development is not permitted by Class B if—

(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

(b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse;

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which—

(i) is comprised in a side elevation of the existing dwellinghouse; and

(ii) is within 10.5 metres from a highway opposite the side elevation of the dwellinghouse;

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house; or

(ii) 50 cubic metres in any other case;

- (e) other than in the case of a hip to gable enlargement, any part of the enlargement would be less than 20 centimetres from the eaves of the existing roof;
- (f) it would consist of or include—
 - (i) the construction or provision of a veranda or raised platform;
 - (ii) the construction or provision of a balcony which—
 - (aa) contains a platform of any description;
 - (bb) projects from the part of the exterior of the dwellinghouse to which it is affixed by more than 30 centimetres;
- or
- (cc) if projected downwards in a vertical line to ground level, is within 10.5 metres of any boundary of the curtilage of the dwellinghouse opposite the relevant side elevation; or
- (iii) the construction or provision of a roof terrace, whether or not it would incorporate associated railings, fencing or other means of enclosure

6.4 The increase in width to the existing Driveway:

Class B 'Permitted development'

B. The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

6.5 The Raised patio in rear garden (0.8m):

Class E 'Permitted development'

E. The provision within the curtilage of the dwellinghouse of—

(a) any building or enclosure, raised platform, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building, enclosure, platform or pool; or

(j) it would include the construction or provision of a veranda, balcony or raised platform of which any part is more than 30 centimetres above the surface of the ground directly below it.

6.6 Proposal A (Side Extension) does not comply with 'Permitted Development' due to the Side Elevation also being a 'Principal Elevation' which faces the Highway. Other than this, the proposal would largely accord with the 'Permitted Development' requirement. Proposal B (Porch) exceeds the height limits for 'Permitted Development' therefore Planning Permission is also required here.

6.7 Proposal C (Dormer Extension) complies with 'Permitted Development', it is located on a Rear Elevation, it remains below the Ridge, it provides adequate setback from the Eaves and roof edges, and it comes in at less than 50 cubic metres (as a detached property).

6.8 The Driveway entrance point width can be increased without the need for Planning Permission. The Groundcover which is proposed as Tarmac will fall away from the Highway linked to existing surface water strategy. The Raised Patio / Deck area exceeds 30cm in height (circa 84cm) therefore Planning Permission is required.

7.0 Conclusion

- 7.1 The principle of development appears to be fully supported by Local Plan Policy and National Policy with the adaptation of existing dwellings to meet the occupants needs being supported by policy SS1, SO4, and DC1 on a local level. At a national level NPPF Chapter 5, and 12 support the proposals.
- 7.2 The proposals will meet the needs of two existing residents of the Moorlands, this accords with the Local Plans Strategic Objectives (SO4) and the proposals will provide the opportunity to create a bespoke property for the applicant and their family.
- 7.3 The Design Quality and Material use will be an enhancement over the existing dwelling which has existed on the site for at least 60 years.
- 7.4 The site benefits from decent interface distances to the North and East by virtue of the road separations. To the Rear the host building backs onto the predominantly blank side elevation of No. 2 Thorley Drive. As result, the proposals do not affect the amenity of any neighbours of the site.
- 7.5 The Scale / Massing of the proposals remain in-keeping and subordinate to the existing dwelling. The extensions which require Planning Permission are all low in height (set significantly below the existing Ridge). As result, the visual impact from outside the site will be low.
- 7.6 **The Proposed Dormer Roof to the Rear Elevation accords with 'Permitted Development' and could be done without the need for Planning Permission.**
- 7.7 For the reasons rehearsed above, it is respectfully suggested that the application should be recommended for **approval.**

Yours Faithfully,



Bruce Johnson BSc (1st Hons), PGDip, MSc
on behalf of applicant: Mr & Mrs R. Harris