

PLANNING, DESIGN & ACCESS STATEMENT

**LAND REAR OF 30-34 CHURCH LANE
CHECKLEY**

FEBRUARY 2026

Site Address:

Land rear of nos. 30-34 Church Lane, Checkley, Staffordshire, ST10 4NJ

Applicant:

Mr. M. Teague & Mr. N. Proctor

Proposal:

Erection of 2no. Self-Build Dwellings

Planning, Design & Access Statement:

Date Issued: 17th February 2026

Job Reference: RDP/2026/018

Report Prepared By:

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1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. M. Teague and Mr. N. Proctor to prepare a Planning, Design & Access Statement to accompany a full application for the erection of 2no. self-build dwellings on land to the rear of nos.30-34 Church Lane, Checkley.
- 1.2 Planning permission has previously been granted for the erection of a detached dwelling on part of this site under applications SMD/2019/0460 and SMD/2022/0437. Both of those consents have since lapsed. The applicants have purchased the site and wish to erect 2no. self-build dwellings upon it.
- 1.3 The dwellings are to be built pursuant to the provisions of the Self-build and Custom Housebuilding Act 2015. They will be similar in design to one another but with handed elevations. The dwellings will be two-and-a-half storeys in scale and be orientated with their principal elevations facing west. They are to be constructed from red brickwork with a blue/grey tiled roof to match the character and appearance of buildings in the surrounding area.
- 1.4 The accommodation of each dwelling will comprise of an open plan lounge / kitchen / diner, utility, w.c. and hallway at ground floor, with stairs leading up to three bedrooms and bathroom at first floor, with a master ensuite bedroom within the roofspace at second floor.
- 1.5 The dwellings are to be accessed via a shared driveway that will connect with Church Lane via the existing public house car park, as per the access arrangements approved under the previous applications on the site. Parking for each plot will be located alongside each property, with private gardens located to the east of the buildings.

2 Site & Surroundings

- 2.1 The application site is located to the south/southeast of nos.30-34 Church Lane and is separated from their existing rear gardens by a fence and hedgerow. An existing vehicular access serving the public house runs parallel to the western boundary of no.30 Church Lane.
- 2.2 Pastoral land extends to the south of the site and slopes gently away from the site. The site is enclosed along its eastern boundary by a fence and mature hedgerow, with further vegetation enclosing the far southern boundary of the field. The existing beer garden and car park to the public house is located to the west of the site.
- 2.3 The site as a whole lies within the rural area, as designated by the Staffordshire Moorlands Local Plan 2020. The site also lies within the Checkley Conservation Area and has a number of listed buildings located to its north, including the Church of St. Mary (Grade 1), the separately listed Churchyard Wall (Grade 2), and a row of memorials within the church yard (Grade 2).

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the Development Plan taking into account of any material considerations. The Development Plan for this area comprises the following documents:

- Staffordshire Moorlands Local Plan (2020)
- Checkley Neighbourhood Plan

3.2 The following policies of the Development Plan are of relevance to the determination of the application:

Staffordshire Moorlands Local Plan

3.3 Policy SS1 of the Local Plan relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- a mix of types and tenures of quality, affordable homes, including starter homes, to meet the needs and aspirations of the existing and future communities
- quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;
- easy access to jobs, shops and transport services by all sections of the community;

- increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;
- a healthy, safe, attractive, active, well-designed and well-maintained environment;
- development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;
- development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations.
- support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon

3.4 Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The policy confirms that the Council will meet housing requirements by allowing the conversion or replacement of an existing rural building in accordance with policy H1.

- 3.5 Policy H1 of the Local Plan relates to 'New Housing Development' and states that all development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified housing needs, having regard to the location of the development, the characteristics of the site and the economics of provision. It goes on to state that all new dwellings should aim to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations. It also requires that new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers of the dwellings whilst respecting the privacy and amenity of occupiers of existing dwellings.
- 3.6 Policy H1 also states that in the rural areas, only the following forms of housing development will be permitted:
- a) Affordable housing which cannot be met elsewhere, in accordance with Policy H3.
 - b) A new dwelling that meets an essential local need, such as accommodation for an agricultural, forestry or other rural enterprise worker, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere.
 - c) Proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.

- d) The conversion of rural buildings for residential use where the building is suitable and worthy in physical, architectural and character terms for conversion; or where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.
- e) Proposals to redevelop previously developed land provided it is not of high environmental value.
- f) The subdivision of an existing residential dwelling provided it is not in an isolated location.

3.7 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development should be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD. It goes on to state that new development should (amongst others):

- 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, sunlight, outlook, privacy and soft landscaping, as well as noise, odour and light pollution.

3.8 Policy DC2 of the Local Plan relates to 'The Historic Environment' and states that (amongst other provisions):

- The Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.
- Protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.
- All applications likely to affect heritage assets will require the submission of a heritage statement, including a qualitative visual assessment where appropriate.

3.9 Policy T1 of the Local Plan relates to 'Development and Sustainable Transport' and states that the Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic in line with the Integrated Transport Strategy. This will be achieved by (amongst other measures):

1. Considering appropriate parking provision on a case by case basis with recourse to the parking guidance set out in Appendix 2.

Checkley Neighbourhood Plan

3.10 Policy DES1 of the Neighbourhood Plan relates to 'Design and states that:

1. Development must be well designed and sustainable, comprising distinctive and site-specific design, and meeting the following requirements of this policy, proportionate to the scale and nature of the scheme.
2. Development must complement the surrounding townscape in terms of scale, height, massing, spacing, and degree of set-back from streets.
3. Development must support active travel and create attractive, safe and convenient environments for pedestrians and cyclists, including:
 - a) Streets and spaces overlooked by active building frontages, to create natural surveillance:
 - b) Safe and accessible routes on foot, by wheelchair and bicycle to local services, facilities, green spaces and public transport.
4. Parking should be well designed, as an integral part of development, including:
 - a) Providing for parking of vehicles as an integral part of the layout, so that it does not dominate the streets and spaces.
 - b) Ensuring parking provision within the curtilage of each dwelling should be proportionate to the size of the property.
5. Use of local or recycled materials, where available.
6. Innovative architectural and building design will be particularly welcomed, especially where it involves superior environmental performance.

7. Development proposals should identify views into and out of the site, and local landmarks, considered to be of merit, and demonstrate how the layout and design of the proposal responds to views and landmarks identified.

8. Development should have no adverse impact from drainage of surface water and should:

- a) Provide permeable hard surfaces, to allow water to drain away;
- b) Take opportunities to incorporate Sustainable Urban Drainage into landscape design of all major developments

3.11 Policy DES4 of the Neighbourhood Plan relates to 'Conservation Areas' and states that development in the Checkley Conservation Area should complement the following existing predominant characteristics:

- a) The predominantly two or three-storey height of properties;
- b) The informal layout;
- c) Use of hedges as boundary treatments;
- d) The focal point provided by the church and churchyard.

4 Other Material Considerations

National Planning Policy Framework

- 4.1 The National Planning Policy Framework seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of significantly boosting the supply of housing, securing high quality design, delivering rural housing, and safeguarding heritage assets. The content of the NPPF has been taken into consideration in the preparation of this application.

SMD/2019/0460 & SMD/2022/0437 – Land rear of 30-34 Church Lane

- 4.2 The above applications relate to part of the current application site and granted consent for the erection of a detached two storey dwelling on the plot. The conclusions of the Local Authority in respect of those applications constitute material considerations in the assessment of this application.

Staffordshire Moorlands Housing Land Supply Statement (April 2025)

- 4.3 This document sets out the Local Authority's performance in respect of housing land supply and housing delivery. It confirms that the Local Authority has a deliverable supply of housing land equivalent to a 2.95 years supply. As a consequence, the so-called tilted balance in favour of approval is engaged by this proposal, as was the case when the previous applications on the site were determined.

Staffordshire Moorlands Design SPD (2018)

- 4.4 This document sets out guidance aimed at securing high quality design and confirms that the architectural style of new development should be guided through an assessment and understanding of the character and context of the area. The content of the SPD has been taken into consideration in the preparation of the application.

Staffordshire Moorlands New Dwellings and Extensions to Dwellings SPG

- 4.5 This document sets out guidance in respect of the design of new residential development, including matters of siting, roof design, elevations, and materials. The content of this SPG was taken into consideration in the preparation of the application.

Staffordshire Moorlands Space About Dwellings SPG

- 4.6 This document sets out minimum standards that new development should seek to achieve in the interests of ensuring an acceptable level of residential amenity for both future occupiers of dwellings and their immediate neighbours. The content of this document has been taken into consideration in the preparation of this application.

5 Planning Assessment

Principle of Development

- 5.1 The application site is located within the rural area as defined by the Staffordshire Moorlands Local Plan and lies adjacent to the main built-up area of Checkley village.
- 5.2 Policies SS10 and H1 of the Local Plan make provision for limited infill residential development in the open countryside provided that it is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development.
- 5.3 The proposed development relates well to the existing pattern of development of this smaller village and will not create or extend ribbon development or lead to a sporadic pattern of development. It will reflect and be in keeping with the consolidated plan form of the existing village. The proposal is therefore held to meet the requirements of policies SS10 and H1 of the Local Plan in this regard.
- 5.4 This conclusion is reached having regard to the conclusions of the Local Authority in their assessment of planning application SMD/2019/0460 on the site where permission was granted to erect a detached dwelling. In granting consent for that development, the Local Authority concluded that:

“Whilst the new dwelling would sit within the Checkley Conservation Area it is considered that the new build would have little visual impact upon the character and appearance of the historic village core itself.

- 5.5 A subsequent application was then submitted for the site (SMD/2022/0437) which proposed the same house type, but with different access arrangements. In granting consent for that application, the Local Authority concluded that:

*“The **principle of the new dwelling on this site therefore remains acceptable**. Furthermore, as the housing land supply has now slipped to 4.2 years, this would, if anything, **add more weight to the allowance of a new dwelling** which is in a fairly sustainable location on the edge of a village with some services”*

(our emphasis)

- 5.6 Since those previous applications were approved there has been a continued decline in the housing land supply within the District which now sits at 2.95 years supply against the requirement of 5 years as set out in paragraph 78 of the National Planning Policy Framework. The presumption in favour of sustainable development is therefore engaged and we return to this matter within the Planning Balance section.

Design & Layout

- 5.7 The proposed dwellings have been designed in accordance with the requirements for design as set out within policy DC1 of the Local Plan and policies DES1 and DES4 of the Neighbourhood Plan, as well as guidance set out within the adopted Design Guide SPD.
- 5.8 In terms of matters of scale, policy DES4 of the Neighbourhood Plan seeks to ensure that development within the Checkley Conservation Area should complement its characteristics, including the predominance of two or three storey height of properties. The proposed two-and-a-half storey scale of the proposed dwellings is firmly in keeping with this requirement.

- 5.9 In terms of matters of layout, the siting of the dwellings has been influenced by the previously approved scheme on the site, with Plot 1 occupying the same general position as the dwelling approved under application SMD/2022/0437, with Plot 2 positioned alongside to its south.
- 5.10 The dwellings will have their principal elevations facing westwards, with driveways accommodated alongside the properties such that parking will not dominate the frontage. Landscaping in the form of planting / hedgerows is also to be provided to the western and southern site boundaries, with the eastern and northern boundaries unaltered.
- 5.11 In terms of the appearance of the dwellings, these are considered to reflect the guidance set out within the adopted Design Guide SPD and accompanying New Dwellings and Extensions to Dwellings SPG. The front elevations will have a pleasant, symmetrical appearance, with the windows arranged in columns, and traditional headers, cills, eaves and verge detailing incorporated. A complementary palette of materials is to be used, with a high solid to void ratio achieved. The dwellings will also have strongly defined ridge lines, emphasised by gables.
- 5.12 Having regard to the considerations set out above it is concluded that the scale, layout and appearance of the proposed development is acceptable and will not have an adverse impact on the character and appearance of the surrounding area. The proposal is consequently held to meet the requirements of policies SS1, SS10 and DC1 of the Local Plan and policies DES1 and DES4 of the Neighbourhood Plan.

Residential Amenity

- 5.13 The nearest neighbouring occupiers to the development are nos.30-34 Church Road, Checkley which lie to the north of the site. Their back gardens extend

down in a southerly direction towards the application site. The side gable of Plot 1 will be offset to the southeast of those neighbouring properties and will lie in excess of 17 metres away. As a consequence, no conflict with the Local Authority's Space About Dwellings SPG will arise and as such no harm to neighbouring amenity will arise owing to the siting and scale of the dwellings.

5.14 The proposal will be accessed via a driveway running adjacent to the southern and western boundaries of the neighbouring properties, separated from them by their existing boundary treatments. These access arrangements are the same as those approved under the previous applications on the site, and whilst an additional dwelling is proposed in this application, the associated comings and goings of vehicles will not materially detract from neighbouring amenity, bearing in mind that the access is to be shared with the public house who can freely have vehicles passing along the access track throughout their opening hours, including later into the night. No harm to neighbouring residential amenity will ensue as a consequence.

5.15 The proposal will provide adequate private amenity space to the rear of each plot, thereby ensuring that future occupiers of the dwelling benefit from a good standard of residential amenity. The gross internal floor area of the dwellings also exceeds the minimum requirement as set out within the Nationally Described Space Standards. The proposed development is consequently held to meet the requirements of policies SS1, H1 and DC1 of the Local Plan in this regard.

Heritage Impacts

5.16 The application site is located within the Checkley Conservation Area and is located a short distance from a number of Statutorily Listed Buildings, including the Grade I Listed Church of St. Mary. The impact of the development

on the Conservation Area and the setting of nearby listed buildings is assessed within the submitted Heritage Statement.

5.17 The Heritage Statement concludes that the development will result in ‘no significant harm’ to the character and appearance of the Conservation Area, or to the setting of the nearby listed buildings. The proposal is consequently held to meet the requirements of policy DC2 of the Local Plan, policy DES4 of the Neighbourhood Plan and the provisions of the NPPF in this regard.

5.18 Even if the Local Authority were to disagree with the conclusions of the Heritage Statement and find that ‘less than substantial harm’ would be caused, it is submitted that the public benefits of delivering two new dwellings on the site to help meet the Local Authority’s shortfall in housing, coupled with the other associated benefits that will be derived, clearly outweighs that harm.

Highway Safety & Parking

5.19 The application site is to be served by the existing vehicular access that serves the nearby public house. That access affords reasonable visibility on egress and is wide enough for two vehicles to pass one another. Its use to serve both the public house and the proposed dwellings will not derive any material adverse harm to highway safety within the locality.

5.20 The application also proposes the provision of at least three off-street parking spaces for each plot, which meets the Local Authority’s adopted car parking standards as set out within the Local Plan. Associated manoeuvring space is also be provided so that vehicles may exit the site in a forward gear.

5.21 As a consequence of the above the proposal will not give rise to any severe residual impacts to highway safety within the locality and is in accordance with

the provisions of policy T1 of the Local Plan, policy DES1 of the Neighbourhood Plan and guidance set out within the NPPF.

Planning Balance

5.22 Owing to the Local Authority's inability to demonstrate a five year deliverable supply of housing (2.95 years), policies SS10 and H1 in respect of the delivery of new housing have to be considered out of date and thus afforded lesser weight in the determination of the application.

5.23 The proposal instead falls to be determined in accordance with the presumption in favour of sustainable development as set out within paragraph 11 of the National Planning Policy Framework. For decision taking this means:

(c) approving development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (as is the case here), granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed

places and providing affordable homes, individually or in combination.

- 5.24 For reasons discussed within the Principle of Development section it is concluded that the proposal is consistent within the provisions of policies SS10 and H1 of the Local Plan in that the development is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development. The development therefore accords with the Development Plan, and thus should be approved without delay, in accordance with paragraph 11(c) of the NPPF.
- 5.25 Furthermore, for the reasons set out within the Heritage Statement, the proposal does not derive any conflict with any policies within the Framework that seek to protect assets of particular importance (Conservation Area / Listed Buildings), and thus there is no conflict with paragraph 11(d)(i) of the NPPF.
- 5.26 It is furthermore submitted that the proposal will derive a number of material planning benefits when assessed against the NPPF taken as a whole. These benefits are discussed below.
- 5.27 Social benefits will arise as a consequence of delivering two new self-build dwellings which will contribute towards meeting the housing needs of the District. The Local Authority has a long history of housing under-supply and consequently the social benefits of this proposal in contributing towards meeting the need for housing within the District carries significant weight in favour of planning permission being granted. The Local Authority's own conclusions in the assessment of the previous application on the site support this conclusion (see paragraph 5.5 above).

- 5.28 This proposal will also derive benefits of to the local economy, both to local tradespeople during the construction phase, and though additional expenditure within the local economy associated with the creation of two additional households. The Local Authority's 'Quantifying the Economic Impact of Development' Report (2017) confirms that each new house constructed in the District generates 4.3 jobs within construction or the associated supply chain (8.6 jobs in the case of this proposal). Such economic benefits lend significant weight in favour of the proposed development.
- 5.29 The same report also confirms that for each new dwelling constructed within the District, there will be a minimum initial one-off spend (in addition to the construction of the dwelling) of £5,000, with a subsequent annual spend of £9,388 per year. Adjusted for inflation this would now equate to £6,700 per dwelling in terms of initial one-off spend (£13,400 in this case), and £12,818 in terms of subsequent annual spend (£25,636 in this case). Such economic benefits lend further significant weight in favour of the proposed development.
- 5.30 Environmental benefits will also ensue as a consequence of delivering two new dwellings on a site that the Local Authority acknowledges to comprise a sustainable location. Day-to-day facilities are available on foot, by bicycle and via nearby public transport connections, and consequently future occupiers of the dwellings will not be reliant upon the car. Such environmental benefits also weigh in favour of permission being granted.
- 5.31 For the reasons set out within the preceding paragraphs, it is submitted that no adverse impacts will arise to *significantly and demonstrably* outweigh these, and therefore planning permission should be granted in accordance with the presumption in favour of sustainable development.

6 Conclusion

6.1 The submitted proposal constitutes a sustainable form of development having regard to the following conclusions:

- The proposal amounts to limited infill residential development that it is well related to the existing pattern of development of a smaller village.
- The scale, layout and appearance of the proposed dwellings will not have an adverse impact on the character and appearance of the surrounding area.
- The proposed development will not detract from the amenity of neighbouring residential occupiers.
- The proposal will result in no significant harm to the Conservation Area and nearby listed buildings.
- The proposed development will not give rise to any severe residual impacts to highway safety and will provide sufficient off-street car parking to meet adopted parking standards.
- No adverse impacts will arise to *significantly and demonstrably* outweigh the benefits of the proposal when assessed against the NPPF.

6.2 The proposed development is consequently held to meet the requirements of policies SS1, SS10, H1, DC1, DC2, and T1 of the Staffordshire Moorlands Local Plan, policies DES1 and DES4 of the Checkley Neighbourhood Plan, and guidance contained within the National Planning Policy Framework, Design Guide SPD, New Dwellings & Extensions SPG and the Space About Dwellings SPG.