

Sent: 17 March 2026 19:43

Subject: FW: Application number: SMD/2026/0085

URL to application details:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=182866>

Application number: SMD/2026/0085

Application type: Full - Householder

Proposal: Erection of 2no self-build dwellings

Site address: Lane rear of the Red Lion , Church Lane , Checkley , Staffordshire , ST10 4NJ

Comments:

Checkley Parish Council has reviewed the application documents including the site plans, proposed floor plans and elevations, heritage statement, planning/design/access statement and application form.

The proposal is for two detached dwellings of traditional design using red/brown brick and blue/grey roofing tiles, accessed via the existing historic vehicular access off Church Lane. The site is backland to the rear of the Red Lion Pub and 30-34 Church Lane.

In principle the development aligns with Checkley NDP policies supporting appropriate residential infill within the village envelope, Staffordshire Moorlands Local Plan Policy SS8 which identifies Checkley as a larger village suitable for small-scale housing, and NPPF guidance encouraging sustainable rural housing including self-build opportunities.

The materials and overall form reflect local characteristics and the heritage statement identifies no significant harm to nearby historic assets including the public house.

However, the proposed dwellings include full second floors with dormers resulting in a 2.5 to 3 storey appearance. In this backland location this scale has the potential to appear dominant and out of keeping with the predominantly two-storey character of surrounding properties in the immediate area. This could conflict with NDP design policies requiring development to complement local character, Local Plan Policy on achieving high quality design that respects surroundings, and NPPF relating to good design and local character.

The upper floor windows and rear elevations also raise concerns over potential overlooking and loss of

privacy to neighbouring properties including those on Church Lane, the Red Lion and Manor Farm. This could affect residential amenity contrary to relevant Local Plan policies and NPPF requirements.

The application form indicates no trees or hedges on the site or adjacent land that could influence the development or local landscape character. Satellite imagery shows established boundary hedging and vegetation around the site perimeter which contributes to the rural village setting. Retention and protection of these features (with enhancements where appropriate for screening, privacy and biodiversity) would help align with NDP landscape policies, Local Plan requirements on settlement character and NPPF guidance on integrating development with surroundings.

The existing access is historic and narrow. Intensification of use should be assessed for safety, visibility and suitability in line with Local Plan highways standards and NPPF requirements for safe access.

No major ecology, flood risk or other constraints are apparent from the submitted information.

Checkley Parish Council supports the principle of this small-scale self-build proposal in a sustainable village location. The Council therefore supports approval subject to conditions or amendments to address the following:

Reduction in overall height (maximum two storeys, or lowered roof pitch/dormer arrangement) to better respect local character and minimise amenity impact

Retention and protection of existing boundary hedging/vegetation with appropriate enhancements for screening, privacy and biodiversity net gain

Confirmation of satisfactory access, parking and turning arrangements

If these matters are not adequately addressed the Council would object on grounds of harm to local character, residential amenity and landscape integration.

No public comments have been received to date.