

PLANNING, DESIGN & ACCESS STATEMENT

**PROPOSAL : PROPOSED SELF BUILD BUNGALOW WITH MEANS
OF ACCESS AND ASSOCIATED HARD AND SOFT
LANDSCAPE WORKS**

**ADDRESS : LAND OFF BASFORD VIEW, CHEDDLETON,
STAFFORDSHIRE, ST13 7HJ**

APPLICANT : MR & MRS BICKLEY

DATE : APRIL 2026 JOB No. : 2022-2695

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1.0 INTRODUCTION

- 1.1 Sammons Architectural Ltd have been appointed by Mr & Mrs Bickley to prepare and submit a full planning application for the erection of a self build bungalow with means of access and associated hard and soft landscaping works on land off Basford View, Cheddleton. The application follows the grant of outline planning consent for a single self build dwelling with means of access which was approved by Planning Committee at their meeting in July 2025 under application reference SMD/2025/0162.
- 1.2 This application is submitted as a full application rather than a reserved matters application following the approved outline application as it is now proposed to reposition the access arrangement from the previously approved position in the north eastern corner of the site to the north western corner so that it runs contiguous with the western boundary of the site rather than the eastern. As means of access was expressly considered at outline stage such a change would not be permitted as part of a reserved matters scheme under the current regulations.
- 1.3 This statement analyses the site, the proposal and the policy context within which it is made. Thereafter it provides justification for approval of the proposed development primarily on the basis that the application is put forward as a self build development which would comply with the exceptions for new build development within the Green Belt. The proposal would therefore result in sustainable development which would positively contribute to the deficit of housing within the locality without harm or detriment to the character and appearance of the surrounding area. Furthermore, it is not considered that the proposed development would be prejudicial to residential amenity, detrimental to highway safety or harm any established ecological interests.

2.0 SITE DESCRIPTION

- 2.1 The application site comprises of a broadly rectangular parcel of land which lies on the southern side of Basford View. It forms part of a larger field that is currently used for agricultural purposes. The topography of the land falls away gradually in a north to south direction. The application site is bounded to the north by metal estate fencing and to the east and west by scattered hedgerows whilst the south side is open. To the north of the site on the opposite side of Basford View lies Southfields a detached dormer bungalow whilst to the west lie a small cluster of residential dwellings. To the north east lies a short row of terraced properties whilst to the east lies a brownfield site which has recently been granted planning permission for residential development (application reference SMD/2022/0465).
- 2.2 For the purposes of the Development Plan the site lies within the Green Belt but in a location that is considered sustainable in terms of its proximity to services and public transport.

3.0 PROPOSAL

- 3.1 This is a full application which seeks consent for the erection of a self build bungalow with means of access and associated hard and soft landscaping works. The submitted layout plan shows the provision of a modest 'L' shaped dwelling which would be set towards the rear of the site. Access would be taken from the north western corner of the site with two off road parking spaces to the side and a turning circle to the front. Gardens would be provided to the front and rear of the site with a post and rail fence to the southern and western

boundaries supplemented with a native hedgerow which will also be provided to the site frontage where the existing metal estate fencing will be retained.

- 3.2 The application dwelling has been designed for the applicants as a fully accessible bungalow which is required to meet their complex health issues which the Planning Committee considered during consideration of the previous outline application. The proposed bungalow, which would have a footprint of 133 sq. metres and an internal floor area of 117 sq. metres, would provide an open plan living / kitchen / dining room arrangement with separate utility room, hallway, 2 bedrooms one of which would be en-suite and an integral garage. It would be constructed from facing brickwork (Ibstock Birtley Olde English) set under a tiled roof. The eaves height of the proposed bungalow would be 2.5m with an overall ridge height of 5.7m.

4.0 POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.
- 4.2 The National Planning Policy Framework (NPPF) was revised in December 2024 and replaces the previous document. The NPPF is an important material consideration in determining planning applications. It introduces a presumption in favour of sustainable development and paragraph 11 states that development proposal that accord with the development plan should be approved without delay.
- 4.3 Paragraph 61 of the NPPF supports the delivery of a sufficient supply of homes in order to support the Government's objective of significantly boosting the supply of homes. Paragraph 63 states that within this context the size, type and tenure of housing needed for different groups in the community should be assessed including, but not limited to, those who require affordable housing, families with children, older people etc and people withing to commission or build their own homes.
- 4.4 It goes on to state in paragraph 82 that "in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community led development for housing. Paragraph 83 states that "to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities" and that "isolated homes in the countryside should be avoided" unless one of the specific circumstances set out in paragraph 84 apply.
- 4.5 Paragraph 124 of the NPPF relates to making effective use of land and states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.6 Paragraph 125 of the NNPF further ads to this and encourages planning decisions to promote and support the development of under utilised land and buildings where available sites could be used more effectively.
- 4.7 Guidance in the NPPG sets out that a thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to

ensure viable use of these local facilities. The NPPG states that "all settlements can play a role in delivering sustainable development in rural areas, and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence. The National Planning Policy Framework seeks to secure the delivery of sustainable development, and sets out guidance, inter-alia, in respect of safeguarding the green belt, and significantly boosting the supply of housing. The content of the NPPF has been taken into consideration in the preparation of this application.

- 4.8 Whilst the recently updated NPPF does not change the statutory status of the Development Plan which in this area comprises of the Staffordshire Moorlands Local Plan as the starting point for decision making it does provide guidance to LPA's and is a material consideration in determining planning applications.
- 4.9 The most relevant policies of the adopted Staffordshire Moorlands Local Plan are considered to be SS1 (Development Principles); SS2 (Settlement Hierarchy); SS8 (Larger Villages Area Strategy); SS10 (Other Rural Areas Strategy); SD1 Sustainable (Use of Resources); H1 (New Housing Development); DC1 (Design Considerations); DC3 (Landscape and Settlement Setting). For the sake of brevity these policies are not quoted in full here but they are referred to where appropriate in the following section.
- 4.10 In addition to the above the application has had regard to the council's Housing Land Supply Statement (2023) which sets out the Local Authority's performance in respect of the delivery of new housing and confirms that the Council has a deliverable housing land supply of 3.58 years.

5.0 ASSESSMENT

Principle

- 5.1 As set out above this application follows the grant of outline planning consent for the erection of a single self build dwelling on the plot which was approved by planning committee in July 2025. Whilst the application was recommended for refusal Members considered the application site to comprise grey belt land and accepted the development on this basis. The extant consent means that the principle of residential development on the site has therefore been established and represents a very real and material planning consideration in the determination of this application which should be afforded significant weight. The current application still proposes a single self build fully accessible bungalow to meet the applicants' complex health needs and therefore it is considered that notwithstanding the fact that this is a full application rather than a subsequent reserved matters application the principle of the development has therefore been accepted by the council and is compliant with policies SS1, SS8, SS10 and H1 of the adopted Local Plan. Consideration of this application should therefore be limited to the detailed matters set out below:

Design, Layout and impact upon the character and appearance of the Green Belt

- 5.2 Paragraph 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF requires that planning decisions ensure that new development is sympathetic to landscape setting and maintains a strong sense of place. It goes on to state that design is an important part of planning and makes it very clear that development

that is not well designed should be refused (paragraph 139). It also states that significant weight should be given to local design policies and guidance.

- 5.3 Policy H1 "New Housing Development" of the Local plan states that all housing development should be at the most appropriate density compatible with the site and its location and with the character of the surrounding area. Higher densities will generally be appropriate in locations which are more accessible by public transport and which have good access to services.
- 5.4 The specific design policy of the LP Policy DC1 also states that all development should 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.
- 5.5 This area of Cheddleton varies somewhat in character with the dwelling at the entrance to Basford View comprising of a large split level dwelling facing onto Cheddleton Road. The dwellings further along the lane then change to single storey dwellings all set within reasonable sized plots with their main ridges running parallel with the highway. Beyond the plot and to the east the development form changes again and a short row of terraced two storey dwellings book end the lane. In addition to the variations of building form there are also significant differentiation in building materials. Whilst brick would appear to be the most prevalent facing material there is significant variation in colour ranging from brown, to red. Some properties have also been faced with render and there is also an element of uPVC cladding. Window colours and styles are equally as varied meaning that there is no strong or prevailing character within the street scene.
- 5.6 That said the proposed dwelling takes its cue from the more most single storey developments which lie directly opposite the site and to the west as these are the ones which it will be predominately viewed against. The proposed dwelling has a simple rectangular footprint with a small projecting front gable. It has a low horizontal form with its main axis running in an east to west direction parallel with the highway. It is set centrally within the plot with parking to the front and private amenity space to the rear and its size, scale and overall form is comparable to others within the area. The proposed dwelling would be constructed from good quality natural materials which will ensure that it is quickly assimilated into the area. A proposed mixed species native hedgerow will be provided to both the southern and western boundaries of the site to provide some containment and seven ornamental garden trees will be planted within the northern and southern boundaries of the site to provide biodiversity enhancement. In conclusion it is considered that the proposed development is of a size, scale, form, design and appearance which respects and reflects the character and appearance of the surrounding area without harm to the openness or visual amenity of the Green Belt. In this respect the proposal accords with Local Plan policies H1 and DC1 and the guidance contained in the NPPF more generally.

Amenity

- 5.7 Local Plan policy H1 states that all 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.
- 5.8 Policy DC1 states that all development should protect the amenity of the area, including the 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.
- 5.9 With regard to residential amenity the proposed dwelling has been carefully sited to ensure that they have an indirect relationship with the existing residential properties to the north and

east in order to avoid any harmful overlooking into neighbouring houses and their rear gardens as well as not leading to any light pollution, overshadowing or appear over dominant or bearing within their surroundings. In addition adequate separation distances would be achieved between the proposed dwellings and all surrounding nearby dwellings in accordance with the Council's Space About Dwellings SPG and adequate parking and amenity space will be provided for the occupiers of the new dwellings. In conclusion therefore it is considered that the proposal would not be prejudicial to the reasonable enjoyment of the existing or proposed occupiers and the proposal therefore complies with local plan policies HC1 and DC1 as well as general guidance in the NPPF in this regard.

Highways

- 5.10 Paragraph 115 of the NPPF states: Plans and decisions should take account of whether: the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure; safe and suitable access to the site can be achieved for all people and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.
- 5.11 Paragraph 116 states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. This approach is reflected in the adopted policies of the local plan within policy T1.
- 5.12 This application seeks to flip the access point of the site from the previously approved position in the north eastern corner to the north western to accommodate the layout and design of the proposed dwelling. The previous access arrangement were considered acceptable to the Highway Authority and it is not considered that this minor change would result in any detrimental impact upon highway safety. Adequate off road parking and turning facilities can still be provided within the site and the access would be capable of providing sufficient visibility to drivers entering or existing the site. For this reason it is not considered that the proposed amendments would not result in any harm to highway safety and accordingly there would be no conflict with LP policies or guidance contained in the NPPF.

Other Material Considerations

Housing Land Supply

- 5.13 The Local Authority has a long history of housing under supply and consequently the social benefits of this proposal in contributing towards that housing land supply carry further weight in favour of the proposed development. The Local Authority's most recently published housing land supply statement (April 2023) confirms that the District has a deliverable supply of 3.58 years against a requirement to demonstrate a five year deliverable housing land supply. The proposal will also make a valuable contribution towards meeting the Local Authority's shortfall in housing land supply.
- 5.14 The proposal will also derive benefits of to the local economy, both to local tradesmen during the construction phase, and though the expenditure associated with the creation of one additional household. The Local Authority's 'Quantifying the Economic Impact of Development' Report confirms that each new house constructed in the District generates 4.3 jobs within construction or the associated supply chain. Such economic benefits lend significant weight in favour of the proposed development. 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. Such economic benefits lend further significant weight in favour of the proposed development.

6. CONCLUSION

- 6.1 The NPPF states that local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible.
- 6.2 It is considered that the proposed development complies with one of the exceptions set out within paragraph 154 of the NPPF for appropriate development within the Green Belt, namely that the application site comprises grey belt land and would provide a bespoke self build dwelling for an aging population within a sustainable village location and would contribute to the government's strong desire to provide more homes in all locations. It will ensure that Mr & Mrs Bickley have the opportunity to live out their retirement in an accessible home that meets their ongoing needs as well as providing an accessible bungalow on the site in perpetuity. No significant demonstrable harm would arise in respect of the proposal in relation to the character and appearance of the area, highway safety or residential amenity. Accordingly it is concluded that the proposed development would comply with the framework and the development plan taken as a whole. The LPA is therefore respectfully requested to approve planning permission for a single self build dwelling on land off Basford View, Cheddleton subject to any planning conditions it may feel are necessary.

7.0 DESIGN & ACCESS STATEMENT

USE

The application proposes the use of the application site for residential purposes. This form of development is considered to reflect the nature and character of existing development which surrounds the site.

AMOUNT

The application seeks consent for a single self build dwelling.

LAYOUT

The layout of the proposed dwelling is shown on the submitted site plan which essentially shows the provision of a dwelling which would have a 'L' shaped plan form set towards the rear of the plot with its main axis running in an east to west direction parallel with the highway with gardens to the front, side and rear and parking to the front.

SCALE

The proposed dwelling would be a single storey bungalow with an eaves height of 2.5m and an overall ridge height of 5.7m.

LANDSCAPING

The site is located within a semi rural setting with established hedgerows to two of its boundaries. Additional hedgerows are proposed as shown on the site drawings and a planting schedule is also provided which shows the introduction of 7 ornamental trees within the curtilage.

APPEARANCE

The application building comprises of a modest detached bungalow with a simple L shaped floor plan and horizontal form. Its design and appearance seeks to reflect and respect that of the surrounding built form and good quality natural materials are proposed to ensure that it is quickly assimilated into its surroundings.

ACCESS

The proposed development would be served by a new vehicular access directly off Basford View. The site is located on the edge of Cheddleton village and public transport links are easily accessible to the Staffordshire Moorlands as well as the neighbouring city of Stoke on Trent.