

Planning Statement

Proposed First Floor Extension Above Existing Extension
and Alterations to form New Bedroom and Bathroom at
9 The Cottages, Hulme Village,
Stoke-on-Trent, Staffordshire, ST3 5BQ
For Miss E. Jones

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1. **Introduction**

This planning statement has been prepared and submitted by J.P.K. Design Limited on behalf of Miss. E. Jones (the applicant) to accompany a full planning application for a first floor extension above existing extension, together with alterations to form new bedroom and bathroom at 9 The Cottages, Hulme Village.

The site is located within the smaller villages and rural area as defined by the Local Plan policies SS9 and SS10. The site is also within the Green Belt.

Paragraph 153 of National Planning Policy Framework states that *“inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”*. However, there are a number of exceptions set out in paragraphs 154 - 156 of the Framework where new development would not be considered to comprise inappropriate development in the Green Belt.

Paragraph 154 (c) provides an exception where *“the extension and alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”*.

This statement demonstrates that very special circumstances do exist to outweigh the harm by way of inappropriateness and any other harm as a result of the fall-back position that is in place which enables the dwelling to be extended to a greater extent.

2. **Site and Surroundings**

The application site 9 The Cottages located within the village of Hulme which is surrounded by open countryside and is within the Greenbelt.

The site area within the applicants ownership is approximately 178m² (including the area of the detached garage) and consists of a 2 bedroom two storey end terraced cottage, constructed in off white render finish and off white painted brick to the elevations and plain tiled roof with chimney stacks. The site is bound by well-established hedges to the front and a timber post and rail fence to the side and rear.

3. **Proposal**

This application is for a proposed first floor extension above the existing extension to the rear, to provide a first floor bathroom and a larger second bedroom.

All facing materials are to match existing as closely as possible.

4. **History**

SMD/2025/0524 – Certificate of Lawfulness for a proposed single storey extension to side -
Approved 13th March 2026

5. **Calculations**

Existing Dwelling (as it stands on site today – Volume & Area of Existing Extensions unknown)

Total Footprint (measured externally) = 48.5m²
Total Volume (measured externally) = 218.66m³

Permitted Development – Side Extension SMD/2025/0524

Total Footprint increase of ‘fall back’ PD Scheme = 8.6m² (17.7% increase on exg)
Total volume increase of ‘fall back’ PD Scheme = 27m³ (12% increase on exg)

Proposed First Floor Extension to Rear – This application

Total Footprint (measured externally) = 0m² increase in footprint as over existing kitchen structure.
Total Volume (measured externally) = 24.9m³ (11% increase on exg)

6. **Justification**

The dwelling benefits from a Certificate of Lawful Development ref: SMD/2025/0524 for a single storey extension to the side resulting in a footprint area of 8.6m².

The proposal is sited above the existing kitchen structure and therefore does not create any additional footprint area to the dwelling.

The volume of the Permitted Development 'FALL BACK' scheme is 27m³ and represents a 12% increase.

It is considered that the proposed single storey rear extension would be acceptable as very special circumstances have been demonstrated which outweigh the harm to the Green Belt as the applicant could potentially construct extensions under permitted development which would be considerably larger in footprint than that of this planning application.