



Planning & Design Statement
8th April 2026

Client: Mr & Mrs Douglas
Project: P411 – 75 Rudyard Road, Biddulph Moor, Staffordshire,
ST8 7JW

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1 INTRODUCTION & BACKGROUND

This planning, design and access statement has been prepared by Epoch Architecture Ltd to support a householder planning application for a first floor extension for the applicants that reside at 75 Rudyard Road, Biddulph Moor, Staffordshire, ST8 7JW.

The planning application is for the following form of development:

Proposed first floor extension to bedroom with alterations to existing roof, proposed balcony & alterations to external wall finishes.

The purpose of this statement is to inform and support the proposals within the application, ensuring that the design is considerate of the site, its context and history.

The statement has been prepared to present the following information;

- Site Location and Analysis
- History and Character of the Site
- The Design Principles behind the Proposals
- The Positive Impact that the Proposals will have on the Surroundings
- Scale, Massing, Density and Orientation of the Development

2 SITE AND CONTEXT

a) Location

The site is located at Biddulph Moor and is located outside of the development boundary and within the green belt.



Image 1 – Location Plan

b) Site Characteristics

The application site consists a portion of land containing a single residential semi-detached dwelling. There are a number of outbuildings located within the curtilage, all of lightweight timber construction. The main property is two-storey and of natural stone construction to the original section with a pitched plain tiled roof over. The property has undergone extension works in the past from its original form. A two-storey side extension has been added, along with a flat roofed ground floor extension projecting from the rear of the two-storey extension with a consented balcony over. The ground floor area of the extension has been finished with a white/grey render. The gable end and rear wall have been finished with a stone effect tile cladding.

The proposals within this application are focused on the main dwelling.

The application site area is 242sqm (red edge).



Image 2 – Main dwelling as viewed from Rudyard Road.



Image 3 – Rear elevation showing former extension & area of works.

c) Planning History

We have conducted a review of Staffordshire Moorlands on-line planning history records for the application site and note that there are two historical planning records at the site. Namely:

- SMD/2007/1273 – Demolition of existing garage and erection of two-storey side extension – Approved.
- SMD/2025/0495 – Application for Lawful Development Certificate for a proposed extension to frontage to form porch, proposed single storey rear extension, proposed outbuilding – Approved.

3 PLANNING POLICY REVIEW

Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that decisions on planning applications *“must be made in accordance with the [development] plan unless material considerations indicate otherwise.”*

The ‘Development Plan’ for Staffordshire Moorlands is the Staffordshire Moorlands Local Plan adopted in September 2020.

The following policies are considered to be relevant:-

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SD3 Sustainability Measures in Development
SS10 Other Rural Areas Strategy
H1 New Housing Development
DC1 Design Considerations
NE1 Biodiversity & Geological Resources
T1 Development & Sustainable Transport

National Planning Policy and Guidance

The National Planning Policy Framework (NPPF) was republished in July 2021. The NPPF sets out the Government’s economic, environmental and social planning policies for England. Taken together, these policies articulate the Government’s vision for sustainable development which should be interpreted and applied in determining planning applications/appeals.

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a ‘presumption in favour of sustainable development’. For decision takers 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 more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear 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 the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

In addition, the Government published its Planning Practice Guidance (PPG) in March 2014. The web-based resource pools together a series of planning guidance documents into a new format. It is updated regularly and is intended to be used to assist in the interpretation and execution of the NPPF. It is also therefore a material consideration in the determination of this application.

In addition consideration should also be given to the provisions of the recently adopted the Staffordshire Moorlands Design Guide SPD which sets out the importance of good design and high quality development and identifying that requirements of the design guide area material consideration in all relevant planning considerations and the Supplementary Planning Guidance Staffordshire Moorlands New Dwellings and Extensions to Dwellings which sets out guidance in respect of the design of new residential development, including matters of siting, roof design, elevations and materials.

Assessment

As the application building is located within the North Staffordshire Green Belt the main issues for consideration during the determination of this application are considered to be as follows:

- a. whether the proposed development would be appropriate or inappropriate development for the purposes of the NPPF and development plan policy;
- b. impact upon the character and appearance of the application site and the wider part of the countryside;
- c. impact upon the residential amenities of the area
- d. impact upon highway safety
- e. impact upon biodiversity

- a. whether the proposed development would be appropriate or inappropriate development for the purposes of the NPPF and development plan policy and (2) the effect of the proposal on the openness and visual amenity of the Green Belt;*

The National Planning Policy Framework (NPPF) attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 149 of the NPPF states that the construction of new buildings is regarded as inappropriate in the Green Belt except for several specified exceptions. One such exception is (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Whilst the proposal would result in additions over and above the councils established 30% volume addition over and above the original volume, consideration needs to be given to the fall-back position.

In November 2025 lawful development application ref: SMD/2025/0495 was submitted to SMDC, which proposed extensions to the original and extended part of the dwelling and was subsequently approved. This permission, which remains extant, would if implemented, result in an additional increase in volume of 39.4 cubic metres of volume to the original dwelling. It should be noted that the outbuilding is not included in this calculation.

The extant approval does provide the applicant with a genuine fall-back position, which should be afforded significant weight.

In addition to the above, the proposals within this application reduce the roof pitch of the former extension, creating a further reduction in volume of the existing building. This alteration provides a 25.0 cubic meter reduction in volume of the existing development.

The extension proposed within this application has the following volumes;

Proposed first floor extension:	33.0 cubic metres.
Proposed first floor balcony volume:	13.0 cubic meters.
<u>Total volume of additions proposed:</u>	<u>46.0 cubic metres.</u>

**Total volume of additions to dwelling
approved under SMD/2025/0495 +
reduction in former extension roof
volume under this application:**

64.4 cubic metres

The harm that the proposals contained within this application would have on the openness of the green belt, when also considering the reduction in volume of the existing roof, by reducing the pitch, would be no greater impact than the extended dwelling under permitted development rights and would in fact be leave a circa. 30% deficit.

The proposals within this application will relate better to the host dwelling than those approved under SMD/2025/0495 and proposes improvement to the exterior finishes of the building.

The proposed extension would simply create a wider gable end over that currently in-place, however it would relate well to other dwelling along Rudyard Road with a similar arrangement and width of gable.

The proposed first floor extension would be sub-ordinate to the host dwelling with a lower ridge line. The proposed openings would be in proportion with the existing openings and overall it would relate well to the original dwelling and frontage, complying with policy DC1 of the local plan.

On this basis, the extension of the dwelling is acceptable in principle and will comply with policies SS10 and H1 of the Local Plan (2020). It is considered that the proposed development would comprise of appropriate development within the Green belt which would not have a materially greater impact upon its openness or its visual amenity than the proposals approved under SMD/2025/0495.

The second part of Local Plan Policy H1 (5) (c) also requires the development to not result in the loss of a building that is intrinsic to the character of the area. The existing dwelling house is not listed, is it not located in a Conservation Area, and there is no Historic Environment Record associated with the property. The existing property contributes a little to the character and appearance of the area, however it cannot be considered to constitute a building which is intrinsic to the character of the area. In any case the original part of the dwelling would still be easily red as it is now under the previous planning approval. The proposed development is considered to comply with policies DC1 and H1 of the Local Plan (2020) and the NPPF (2019).

b. Impact upon the character and appearance of the application site and its wider setting

Paragraph 127 of the NPPF states that 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 130 of the NPPF lists 6 criterion (a) to (f) which planning policies and decisions should accord and details, amongst other things, that developments should be visually

attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built development and landscape setting whilst not preventing or discouraging appropriate innovation or change.

Policy DC1 of the Local Plan 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.

It is our view that the proposals within this application will propose extensions that are of good high quality design and respect the host dwelling. The extensions and alterations to finishes proposed would respect the local vernacular in a more suitable form than the approved fall-back position and is a preferred design of the applicants.

c. Impact upon the residential amenities of the area

Local Plan Policy DC1 and Paragraph 130(f) of the NPPF states, amongst a number of other matters, that new development should create a high standard of amenity for both existing and future occupiers. Policy DC1 of the adopted Local Plan states that all development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.

The proposals within this application propose a small balcony area, however it would not create a loss of amenity to nearby dwellings over and above the previously consented balcony area. It is proposed the balustrade be constructed of glass to create reduce visual impact. The extension would be moderately glazed providing good levels of natural light for the occupants.

In this respect it is considered that the proposal complies with policy DC1 of the Staffordshire Moorlands Local Plan and guidance contained within the NPPF.

d. Impact upon highway safety

Policies DC1 and T1 of the Local Plan seek to achieve a level of parking and an access that is appropriate to the development which it serves. The access to the dwelling shall remain as existing and will be served by the existing access off Rudyard Road. The proposal will retain the same number of bedrooms as the existing dwelling.

e. Impact upon biodiversity

Policy NE1 outlines that the biodiversity of the District will be conserved and enhanced by positive management and the strict control of development by (1) protecting and enhancing habitats and species of principal importance for conservation; (2) ensuring development produces a net gain in biodiversity and; (3) any unavoidable impacts are mitigated.

The proposals within this application have little to no impact on biodiversity.

There is no requirement for removal of trees or hedgerows to enable the first-floor extension to be created.

Having regard to the above it is considered that the proposed development would not be prejudicial to any ecological interests of the site and as such is compliant with Local Plan policy NE1 and paragraph 180 of the NPPF.

4 DESIGN PARAMETERS

(a) Amount

The scheme within this application proposes a small first floor extension to 'square off' the junction between an original building and former extension and build over a former ground floor extension with cantilevered balcony. The extension would have a gross external area of 10sqm and have a volume of 33 cubic metres. In addition, a first-floor balcony is proposed which would have a gross external area of 10sqm and a volume of 13 cubic metres.

(b) Layout

The first-floor extension will provide further habitable space to the main bedroom along with an en-suite area and accessible balcony from the bedroom. The access into the bedroom will remain as existing.

(c) Scale

The proposals within this application fully detail the scale of the proposals.

The proposed first floor extension is respective of the scale of the existing dwelling and relates well with a sub-ordinate ridge line to the main dwelling - clearly defining the first floor addition in accordance with the local authority's established design principles.

(d) Appearance

The wall finishes of the proposal will create a visual improvement to the existing dwelling and propose removal of the current slate effect tiles to the upper floor gable end and replacement with render which is a common material/finish found in the immediate locality. It is proposed to reinstate the tile effect cladding to the rear wall at first floor level.

The overall form and appearance of the dwelling will be largely in keeping with the existing dwelling.

5 CONCLUSION

5.1 The proposals within this planning, design and access statement and the planning application as a whole present a well thought through scheme.

5.2 From a design perspective the proposals are sympathetic to the original host dwelling.

5.3 The proposals within this application are an appropriate form of development which is acceptable in principle, giving consideration to the approved fall-back position. The proposals herewith present a scheme that is more considerate in scale, massing and design to the host dwelling than the fall-back position. Furthermore the proposals raise no concerns with impact to residential amenity to the host dwelling or nearby neighbours and has little to no impact on highway safety or biodiversity. The proposals therefore accord to local plan policies SS1, SS1a, SS2, SS10, SD3, DC1, NE1 and T1 of the Staffordshire Moorlands Local Plan and the Design Guide SPD. The proposals also accord with National Planning Policy in the form of the National Planning Policy Framework.

5.4 Accordingly, we urge the Local Authority to approve the development proposed within this application in accordance with the presumption in favour of sustainable development.