

PLANNING STATEMENT

**GABLE VIEW
PARK LANE, CHEDDLETON**

APRIL 2026

Site Address:

Gable View, Park Lane, Cheddleton, Staffordshire, ST13 7JS

Applicant:

Mr. T. Ball

Proposal:

Erection of first floor side and rear extension

Planning Statement:

Date Issued: 20th April 2026

Job Reference: RDP/2026/036

Report Prepared By:

Rob Duncan BSc(Hons) MA MRTPI

Rob Duncan Planning Consultancy Ltd

Contact Details:

Rob Duncan Planning Consultancy Ltd.

St. Mary's Old School, Minster Pool Walk, Lichfield, WS13 6QT

Email: rob78duncan@gmail.com

Tel. 07779 783521

1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. T. Ball to seek planning permission for the erection of a first floor side and rear extension to the property known as Gable View, Park Lane, Cheddleton.
- 1.2 The existing dwelling comprises a detached two storey dwelling whose principal elevation faces eastwards, overlooking the open fields beyond. The rear elevation of the property faces westwards towards the carriageway of Park Lane.
- 1.3 The original dwelling is understood to have been constructed in 1930, as evidenced by the datestone on its eastern elevation. The original accommodation of the dwelling comprises the lounge, dining room and kitchen at ground floor, with three bedrooms and bathroom at first floor. The original dwelling had a gross internal floor area of approximately 88m².
- 1.4 The property has been previously extended by way a single storey side / rear extension, as approved under application SMD/2015/0123, which provided a utility and shower room along with an extension to the existing lounge.
- 1.5 The proposed extension will sit atop the previously constructed single storey side / rear extension, and will provide an additional bedroom, an enlarged bathroom, along with an ensuite and dressing room to one of the existing bedrooms. The extension will have a gross floor area of approximately 18.5m².
- 1.6 The extension is to be finished in render, with brick quoins to the corners of its elevations, and plain grey tiles to its roof so as to match the character and appearance of the existing property.

2 Site & Surroundings

- 2.1 The application site is located within the North Staffordshire Green Belt and comprises a detached two storey dwellinghouse located within a relatively large plot within the rural area.
- 2.2 The property lies a short distance away from the main built up area of Cheddleton village, and forms part of an established ribbon pattern of residential development that extends along the eastern side of Park Lane.
- 2.3 The existing dwelling comprises a part two storey, part single storey dwelling constructed from a red facing brickwork to its lower elevations, with render to its upper elevations, framed by brick quoins at the corner of its elevations. The principal elevation of the dwelling faces eastwards.
- 2.4 Vehicular access to the site is taken off Park Lane in the far southwest corner of the site, which serves a large area of hardstanding that is capable of accommodating the parking of multiple vehicles.
- 2.5 A detached dwellinghouse lies to its north/northwest, with a further detached dwelling to its south. Open fields extend to the east, with the carriageway of Park Lane enclosing the western site boundary.
- 2.6 The site is not located within a Conservation Area, nor are there any statutorily listed buildings nearby.

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 unless material considerations indicate otherwise.

3.2 The Development Plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are of relevance to the determination of the application:

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 emissions.

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 goes on to state that the Council will allow extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred. The policy also states that strict control will be exercised over inappropriate development in the Green Belt, allowing only for exceptions as defined by Government policy.

3.5 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development shall 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 Guide SPD. In particular, new development should:

1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;
2. 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;
3. create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design;
4. incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development;
5. protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, overbearing development, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;
6. promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate;

7. provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;
8. require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links;
9. ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;
10. ensure, where appropriate, equality of access and use for all sections of the community;
11. be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.

3.6 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 a number of measures, including:

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

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 safeguarding the Green Belt and securing high quality design. The content of the NPPF has been taken into consideration in the preparation of this application.

SMDC Design Guide SPD

- 4.2 The adopted Design Guide SPD provides advice aimed at securing the delivery of high-quality built development within the District. The content of the Design Guide SPD has been taken into consideration in the preparation of this application.

5 Planning Assessment

Green Belt

- 5.1 The application site is located within the rural area and is designated as part of the North Staffordshire Green Belt. Policy SS10 of the Local Plan confirms that strict control will continue to be exercised over inappropriate development, allowing only for exceptions as defined by government policy.
- 5.2 Paragraph 154 of the National Planning Policy Framework confirms that the erection of new buildings should be regarded as inappropriate within the Green Belt unless it is for one of a limited number of exceptions. Those exceptions include:

“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”

- 5.3 The term disproportionate is not defined within either the National Planning Policy Framework, nor the Staffordshire Moorlands Local Plan. The aforementioned provisions of policy SS10 nevertheless provide some clarification on the matter, confirming that extensions must be appropriate in scale and design and not have a detrimental impact on the existing dwelling and the character of the rural area. The policy goes on to confirm that the Council will assess schemes cumulatively having regard to the original dwelling in cases where cumulative change has occurred.
- 5.4 The existing dwelling has a gabled roof with projecting gables to both the front and rear elevations. It also has an existing and original projection that extends northwards to the side. The proposed extension has been designed to respect the established character of the property, and proposes to continue the ridge

- 5.8 The proposed first floor extension will add a further 18.5m² of floorspace to the property, representing a cumulatively increase in floor area of 42% over and above that of the original dwelling. There will be no increase in the footprint of the building.
- 5.9 In volumetric terms, the original dwelling had a volume of approximately 359m³ with the previously approved and proposed extensions amounting to an increase in size of approximately 124m³. The proposed development therefore represents a cumulative increase in volume of some 30.9% over and above that of the original dwelling.
- 5.10 Having regard to the considerations set out above we conclude that the proposed extension is appropriate in scale and design and will not have a detrimental impact on the existing dwelling or the character of the rural area. It will furthermore not give rise to disproportionate additions over and above the size of the original dwelling.
- 5.11 The submitted proposal is therefore concluded to amount to an appropriate form of development within the Green Belt in accordance with the provisions of paragraph 154 of the National Planning Policy Framework and policy SS10 of the Local Plan.

Design & Appearance

- 5.12 The adopted Design Guide SPD seeks to ensure that extensions harmonise with the parent building, respecting the dominance of the original building and being subordinate to it in terms of its size and massing.
- 5.13 The existing dwelling on the site is characterised by its dominant front to rear ridge line with associated projecting gables. It also has a further gable projecting to the side. The principal elevation of the property faces eastwards,

rather than towards the road, thus presenting the rear elevation to the highway.

- 5.14 The dwelling is constructed from red facing brickwork to its lower elevations, with render to its upper elevations (with some timber detailing in the gable apex on the front elevation) with the rendered sections framed by brick quoins at the corner of the elevations.
- 5.15 The proposed extension has been designed to complement the character and appearance of the existing dwelling, and proposes to modestly extend the existing side projection outwards, with a secondary, more subservient side projection set in behind.
- 5.16 The extension will incorporate gabled roofs, each with a pitch that is commensurate with that of the host dwelling. The extension is furthermore to be constructed from a complimentary palette of materials, including the use of brick quoins at the corners of the elevations, so as to emulate the character of the existing dwelling. It is a well-designed scheme that works positively with the existing building so as to achieve the applicant's requirements, whilst safeguarding the original character of the property.
- 5.17 In views from Park Lane the extension will modestly enhance the appearance of the dwelling, giving it a more cohesive rear elevation and removing the somewhat awkward interrelationship of the roof of the single storey extension with the two storey gable that current exists. The proposed extension will not appear incongruous or harmful to either the character and appearance of the host dwelling, or the wider surrounding area.
- 5.18 In views on approach along Park Lane from the north, the extension will be largely screened by existing roadside vegetation and by the neighbouring

property to the north and its associated outbuildings. No adverse impact to the character and appearance of the area will arise as a consequence.

5.19 On approach to the site from the south along Park Lane, the presence of the neighbouring property to the south, which sits much further forward towards the highway and stands at a higher land level, means the development will be afforded screening in longer range views, only coming into view as one approaches that neighbouring property.

5.20 In such views the extension will appear as an appropriate and respectful extension, seen in the context of the neighbouring property in the foreground, and the other neighbouring property in the background. No adverse harm to the character and appearance of the area will ensue as a consequence.

5.21 Having regard to the above considerations it is concluded that the design and appearance of the development is in accordance with the requirements of policies SS1, SS10 and DC1 of the Local Plan and guidance contained within the Design Guide SPD.

Residential Amenity

5.22 The proposed extension will project off the northern and western elevations of the dwelling. The nearest neighbouring occupier to the development is the property known as 'Beech Trees' which lies to the north/northwest of the site, and which has two side facing windows in its southeast elevation, one at ground floor, the other at first floor.

5.23 Those side facing windows will be situated at least 13 metres from the proposed extension, which will not have any windows looking towards that property. It is consequently concluded that the proposed development will not give rise to any unacceptable adverse impact to neighbouring residential

amenity. The proposed development therefore meets the requirements of policy DC1 of the Local Plan in this regard.

Parking Requirements

- 5.24 The existing dwelling comprises a three bedroomed property which commands a requirement for two off-street parking spaces to be provided, in accordance with the Local Authority's adopted car parking standards (Appendix 2 to the Local Plan).
- 5.25 The proposed development will result in the property becoming a four bedroomed dwelling which under the same standards commands a requirement for three off-street parking spaces to be provided.
- 5.26 The site benefits from a large area of existing hardstanding located at an upper level close to the vehicular access off Park Lane which has capacity for the parking of at least three vehicles, and consequently the minimum parking standards can be achieved. No conflict with policy T1 of the Local Plan will therefore arise.

6 Conclusion

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

- The proposal will not result in disproportionate additions over and above the size of the original dwelling and therefore amounts to an appropriate form of development within the Green Belt.
- The extension is appropriate in scale and design and will not have a detrimental impact on the existing dwelling or the character and appearance of the surrounding area.
- The proposal will not give rise to any material loss of amenity to neighbouring residential occupiers.
- The site benefits from sufficient off-street parking to meet the Local Authority's required parking standards for a four bedroomed dwelling.

6.2 The submitted proposal is consequently held to meet the requirements of policies SS1, SS10, DC1 and T1 of the of the Staffordshire Moorlands Local Plan (2020), the provisions of the National Planning Policy Framework, and guidance contained within the Staffordshire Moorlands Design Guide SPD.