



9th May 2026

Our Ref: IDS-2025-Q544

Planning Support Team
Staffordshire Moorlands District Council
Planning Department,
Staffordshire Moorlands District Council,
Stockwell Street,
Leek,
ST13 6HQ

Your Ref: PP-14922072.

To Whom

Further to the full planning application submitted for Hardie House, 22, Church Lane, Checkley, ST10 4NJ.
Ref: PP-14922072.

This planning statement is to accompany the planning drawings listed in this application.

Summery/Proposal:

The proposal consists of.

Single Storey Garden Room.

The proposal is to replace the existing outbuilding with a modern insulated garden room to enable the young family to make the most of the large garden and open fields behind the property.

The existing out building has an internal footprint of 10.2sqm (11.6sqm externally).

The proposed garden room has a internal footprint of 22.8sqm (30.0sqm externally) giving a total enlargement internal footprint of 12.6sqm (18.4sqm externally).

Please refer to Ideal Design Solutions Proposed Drawings: -

MILNER-IDS-Q544-DR-A-00-10-101 - Site Location Plan

MILNER-IDS-Q544-DR-A-00-10-102 - Existing Block Plan

MILNER-IDS-Q544-DR-A-00-10-103 - Proposed Block Plan

MILNER-IDS-Q544-DR-A-00-10-104 - Existing Floor Plans & Elevations

MILNER-IDS-Q544-DR-A-00-10-105 - Proposed Elevations & Elevations

Site Planning History:

The site has one other planning applications as far as we are aware.

Application no: SMD/2025/0408

Determined on: 6th November 2025

Site & Surrounding Area:

The site is on Church Lane, Checkley, ST10 4NU. This is a residential road in the small village of Checkley, in Staffordshire. The majority of the houses along Church Lane are a majority of large, detached houses built in various decades going back to the early 1830's to more recent years.

The area is in flood risk area 1 see attached Environmental Agency Report attached in Appendix I.

Scale:

Please refer to supporting documents and drawings showing proposed floor plans & elevations.

We believe the proposed scheme will have no deleterious effect on the building or its surroundings.

Landscaping:

The proposals make minor alterations to the hard landscaped area to the rear of the property, and the soft landscaped areas will remain untouched, with no amendments to the front driveway are proposed.

All boundaries remain as previously.

Design:

The residential property is a detached house built between 1970's-1980's and is set just off the Church Lane with a large gated front driveway.

The property benefits from sitting on the last plot along Church Lane opposite the Church and just around the corner to the Red Lion public house.

The proposal is to remove the existing outbuilding from the rear corner of the garden, which sits against the neighbouring boundary, and replace it with a modern garden room positioned further away and more appropriately integrated into the garden setting.

the proposal is to construct this garden room as a traditional build with a tiled roof to match the property.

Due to the location & size of the proposed garden room will not encroach on any neighbour facilities and the design to match the existing dwelling.

Social Context:

The social context for this proposal is that this is detached house on Church Lane surrounded by similar houses, there is no danger of causing loss of residential amenities to those living nearby.

Flood Risk Assessment:

As this site is within a flood risk 1 area on the Environment Agency's map this is not required.

Storm Water:

No alterations required and will remain as is.

Foul Water:

N/A.

Materials:

All proposed materials will match the existing and are listed in the planning application and stated on the associated drawings.

Access:

The proposals make no alterations to or loss of accessibility.

Regards



Simon Ward

Director

Appendix I

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	402737/337889	9 September 2025 08:30

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)

402737/337889

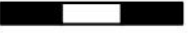
Scale

1:2,500

Created

9 Sep 2025 08:30

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 20 40 60m