

**DESIGN  
AND  
ACCESS STATEMENT**

Proposed Rear Extension to  
Fairlawns, Blithe View, Blythe  
Bridge, Staffordshire

N1291 / C3. May 2026

**Client : Oasis Construction Ltd**

## **Contents**

- 1. Introduction**
- 2. Use / Description of the Site**
- 3. Amount**
- 4. Planning Policy / History**
- 5. Design Layout**
- 6. Scale**
- 7. Access**

## 1.0 Introduction

- 1.1 This Design and Access Statement has been prepared in response to the Government changes to the planning application process outlined in the Circular '**Guidance on changes to the development control system**' which came into effect on the 10 August 2006.
- 1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by Cabe entitled Design and Access Statements: How to Write, Read and Use Them.
- 1.3 This statement is in support of a planning application for an extension to Fairlawns, Blithe View, Blythe Bridge.



Existing Site Photo

## **2.0 Use / Description of the Site.**

- 2.1 The site has an existing dwelling of approximately 22 years old which has an existing Brick built conservatory and patio area to the rear of, and within the domestic curtilage of Fairlawns Blithe View.

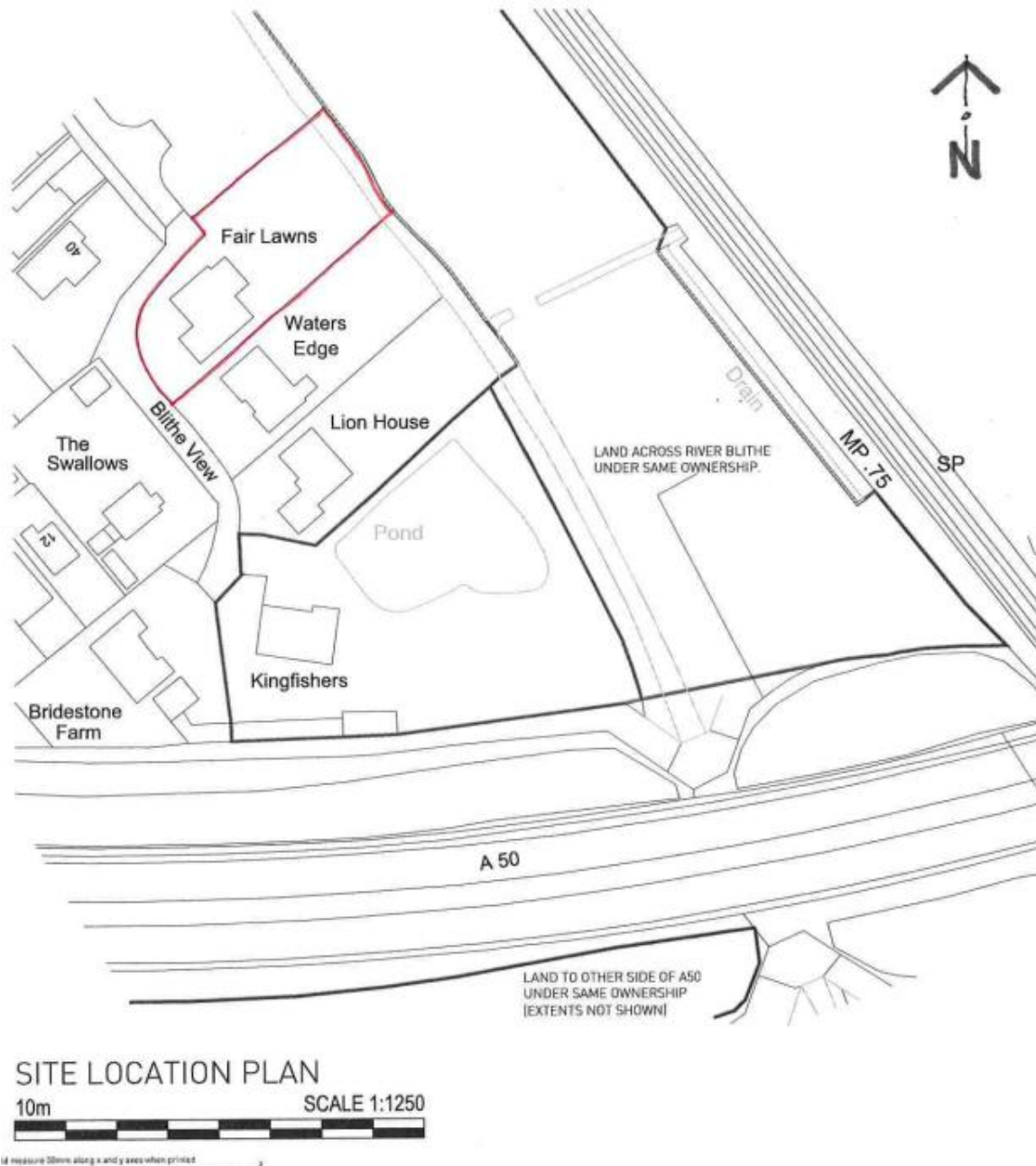


Existing Site Photo



Site Photo

Location Plan



### 3.0 Amount

3.1 The proposal is for a ground floor extension to the south side of Fair Lawns, Blithe View. There is an existing extension which the proposal is replacing, positioned slightly further along the rear elevation.



Proposed Site Plan

#### **4.0 Planning Policy/History**

4.1 Fair Lawns, Blithe View was granted planning permission on 8<sup>th</sup> May 2002. Application ref : 02/00214/FUL. Condition 2 of the approval document confirmed that permitted development rights for the dwelling were removed. (please see 02/00214/FUL decision document on opposite page.)

4.2 Since the permitted development rights for the building have been removed. Even though the proposed rear extension is replacing an existing extension planning permission is being applied for it because the permitted development rights have been removed.

4.3 The proposal is fully within the domestic curtilage of Fair Lawns, Blithe View.



STAFFORDSHIRE  
*moorlands*  
DISTRICT COUNCIL

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE  
MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

**Town and Country Planning Act 1990**  
**Town and Country Planning (General Development Procedure) Order 1995**

**FULL PERMISSION FOR DEVELOPMENT**

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

**Application No:** 02/00214/FUL

To:  
Mrs Leek  
c/o DEP Architects  
Brookwood  
Pipe Gate  
Market Drayton  
TF9 4HA

**Location of Development:**  
Plot 1 Blithe View Blythe Bridge Stoke-on-Trent

**Description of Development:**  
Detached dwelling

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above in accordance with plans ref: ml/bv/1a, ml/bv/2a, 001F, subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:-**

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2 Notwithstanding the provisions of Article 3(1) of the Town and Country Planning General Permitted Development Order, 1995, planning permission shall be obtained before carrying out within the curtilage of this dwelling any additional development described in Class A to E of Part 1 of Schedule 2 to the Order.

**Reason:-**

To safeguard the amenities of the area.

3 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.

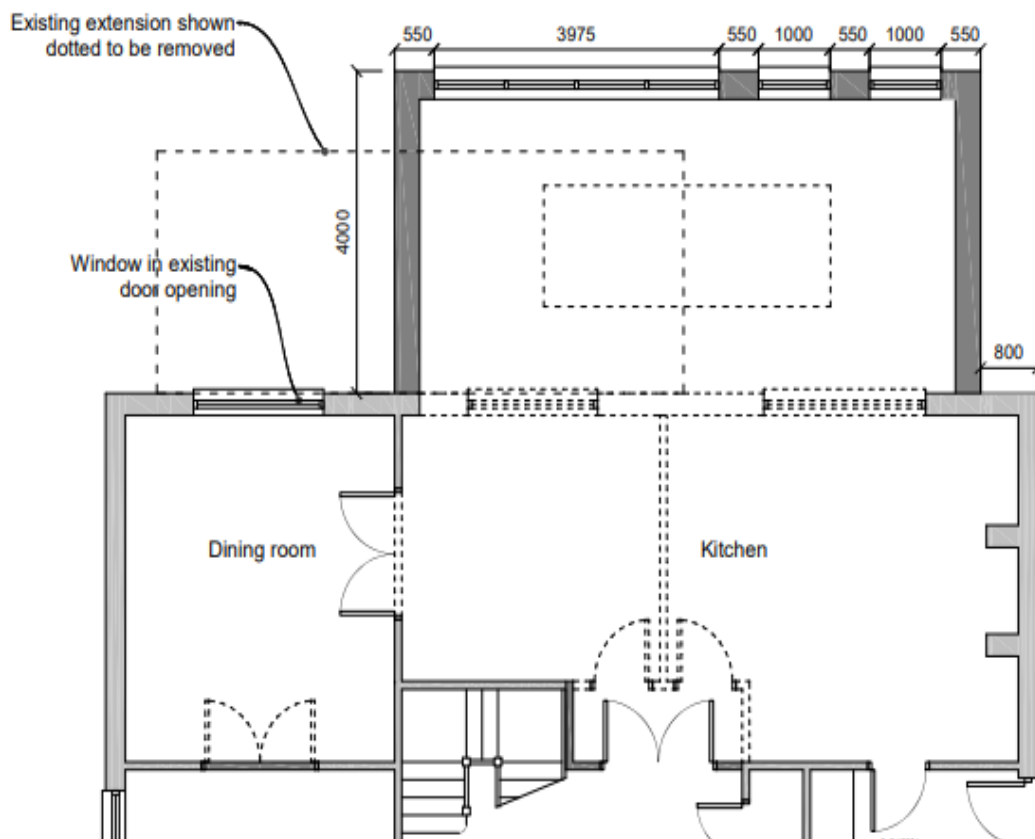
**Reason**

In the interests of the visual appearance of the development and the amenities of the area.

4 All planting, seeding or turfing comprised in the approved details of landscaping shall be

## 5.0 – Design Layout

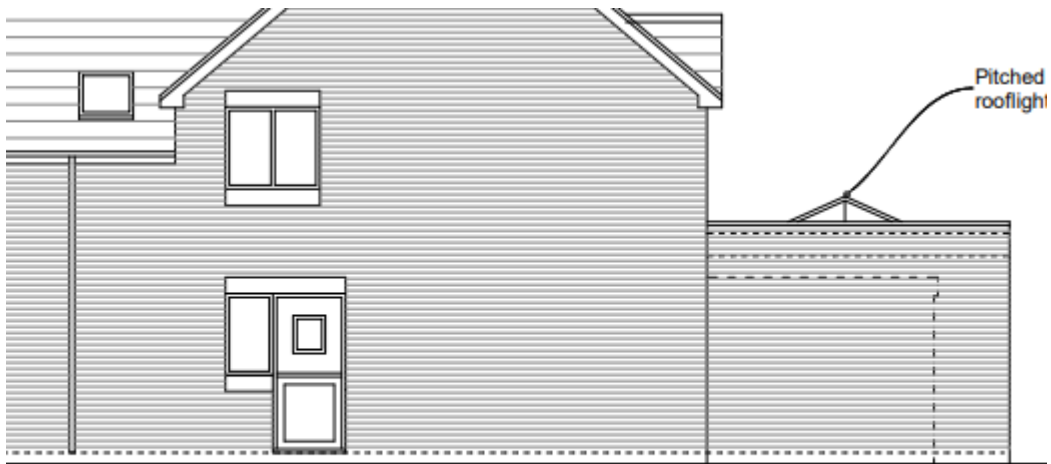
- 5.01 The clients brief was to provide an extension to the rear of Fair Lawns, Blithe View. There is an existing extension which the proposal is replacing, positioned slightly further along the rear elevation.
- 5.02 The site and proposed extension cannot be seen from the front of the house which screens it from Blithe View. On its side elevations the proposal comfortably complies with space around buildings standards, and is visually not dissimilar to the existing extension.



## 6.00 Scale

- 6.01 The scale of the proposed extension is ground floor only. It therefore has no adverse impact on the existing dwelling, and is no more impact than the existing elevation.





## **7.0 Access**

7.01 The proposal does not affect the existing vehicular and pedestrian access to Fair Lawns Blithe View.

7.02 Access to the extension and internal rooms will be in compliance with the current edition of the building Regulation Part M, and will be covered within the detailed design of the proposals.