

DELEGATED DECISION REPORT

SMD/2026/0184
Valid 13/04/2026

LAND OFF BASFORD VIEW
CHEDDLETON

SELF BUILD BUNGALOW WITH
MEANS OF ACCESS AND
ASSOCIATED HARD AND SOFT
LANDSCAPING WORKS

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Highways/Access
- Amenity
- Ecology
- Environmental Health

DESCRIPTION OF SITE

A rectangular shaped, plot of undeveloped grassland/field area on the southern side of Basford View. Basford View is an unadopted access which links to the A520 Leek Road to the west. The northern boundary borders Basford View and is separated from it by railings and a field access gate (set back from the road). There are open views from the site towards the south (in the direction of Cheddleton) and a small number of sporadically positioned dwellings within the vicinity.

For the purposes of planning policy consideration, the application site is located within the Green Belt. The land is not within the Cheddleton Conservation area or any identified flood zone. There are no nearby listed buildings/structures or protected trees which need to be considered.

PROPOSAL

This is a 'Full' planning application for the construction of a self-build, detached bungalow on a parcel of land situated on the southern side of Basford View. The proposed accommodation consists of two bedrooms, one with ensuite, a separate bathroom, integral garage for a single vehicle, utility room, and open-plan living, kitchen, dining room. The dwelling would be of a gable design, have all principal windows within the front and rear elevations, a wide set of folding, glazed doors to the rear, and solar panels on its southern facing roof slope.

The plans show a driveway with turning head, front and rear gardens, rear patio and proposed mixed, native species hedgerows and additional tree planting.

This application is submitted following on from approval of SMD/2025/0162 which was an Outline application for a detached bungalow. The SMD/2025/0162 sought approval of access with appearance, landscaping, layout and scale for a reserved matters submission. An indicative Site Plan was submitted which showed the siting of the dwelling within the plot, amenity areas and the drive and turning head. The scheme did not provide any indicative elevation drawings.

The current submission is a Full scheme which differs in that the driveway is positioned on the other side of the plot and there is a different footprint shape. The changes can be seen via the images provided within the 'Principle of Development' subsection of the Officer Comments chapter within this report.

The application is presented as a self-build scheme; this was also the case for the approved outline proposal (SMD/2025/0162). The applicants for both schemes are Mr and Mrs Bickley. It is clear from

both the previous submission and the current scheme that this is a self-build dwelling, the design for which has been based on the medical needs and requirements of the applicants for an accessible bungalow. The previous application was supported by medical information and this is again referenced within the submission.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands District Council

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS3 Future Provision and Distribution of Development
- SS8 Larger Villages Areas Strategy
- SS10 Other Rural Areas Strategy
- SS11 Churnet Valley Strategy
- H1 New Housing Development
- H2 Housing Allocations
- H3 Affordable Housing
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport
- Appendix 2 Parking Guidance

National Planning Policy Framework

- Section 2: Achieving sustainable development
- Section 4: Decision making
- Section 5: Delivering a sufficient supply of homes
- Section 6: Building a strong, competitive economy
- Section 9: Promoting sustainable transport
- Section 12: Achieving well-designed places
- Section 13: Protecting Green Belt land
- Section 15: Conserving and Enhancing the Natural Environment
- Section 16: Conserving and enhancing the historic environment

National Planning Policy Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

Churnet Valley Masterplan

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2025/0162	Outline planning permission with details of access (all other matters reserved) for a single self-build dwelling. Approved. Officer recommendation of refusal, committee approval.
SMD/2023/0477	Outline application for a single affordable dwelling. Refused.
SMD/2023/0167	Outline application with details of access (all other matters reserved) for a single dwelling. Refused.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments

No representations received during the statutory consultation period.

Cheddleton Parish Council

No objections.

Conservation officer (SMDC)

We have undertaken a desk-based assessment of the proposal, including a review of the submitted Supporting Statement and decided that no technical advice is required from Conservation. The development site is in the vicinity of the suggested site of a tannery to the south of The Hollies in Cheddleton identified on the HER (ref: MST4341) and the site of a former out farm identified on the HER (ref: MST17965). In addition, the development site is adjacent to Cheddleton Conservation Area (which is a designated heritage asset). In addition, great weight should be given the heritage asset's conservation, as stipulated in par.212 and 216 of the National Planning Policy Framework (2024) and the application determined in accordance with Section 16 of the NPPF and policy DC2 of the local development framework.

We have determined not to provide technical conservation advice in this case. If you believe specialist conservation advice is required, please contact:

conservation@staffs Moorlands.gov.uk

Trees (SMDC)

Due to the presence of trees within/adjacent to the site it is necessary for the applicant to provide an Arboricultural Impact Assessment and Method Statement to support their application.

Planning Officer comment

The above request was queried with the Arboriculture officer. Confirmation has been received that an arboricultural Impact Assessment is not required.

Severn Trent Water

No representations received during the statutory consultation period.

Staffordshire Wildlife Trust

No representations received.

Waste (SMDC)

The land where the proposed dwelling is to be built is currently the turning point for the waste collection vehicle. Removal of this turning area would make waste collection at this location particularly challenging. I believe that Basford View is a private road so not sure what derestriction planners have over managing vehicle turning areas.

Environmental Health

Recommend conditions.

Staffordshire County Council Highways

Recommendation Summary: Conditional

Site Visit Conducted on: 06-May-2026

Background

The site is accessed from Basford View, a private single track road with passing places, serving a number of residential properties. Basford View's junction with the A520 Principal Road has a speed limit of 30 mph and a speed camera along this stretch. The junction is wide enough to accommodate vehicles accessing, egressing, and passing at this point, allowing traffic to exit the A520 unhindered. It is therefore suitable to accommodate the additional traffic generated by the new development off the private road.

Leek Road (A0520) is a primary route connecting Stafford, Stone, and Stoke on Trent to Leek. There is a bus service from Hanley to Leek with a bus stop within a 5-minute walk of the site providing public transport to Leek (approx. 3 miles) and Hanley (approx. 7 miles).

Previous Applications

- SMD/2025/0162 - Outline planning permission with details of access (all other matters reserved) for a single self-build dwelling – Conditioned by the Highway Authority – Approved by Staffordshire Moorlands District Council
- SMD/2023/0477 - Outline application for a single dwelling - Conditioned by the Highway Authority - Refused by Staffordshire Moorlands District Council
- SMD/2023/0167 - Outline application with details of access (all other matters reserved) for a single dwelling - Conditioned by the Highway Authority - Refused by Staffordshire Moorlands District Council

Proposal

Self-build bungalow with means of access and associated hard and soft landscaping works.

Comments on Information submitted

The proposal is to construct a 2-bedroom bungalow with garage within land to the south of Basford View.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of up to 3 bedrooms requires 2 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling and a garage should have the minimum internal dimensions (single garage) of 3m wide by 6m long. Vehicular access, parking for 2 vehicles and a turning area is shown on the submitted Drg No.2022-2695-04 Rev A. However, the submitted plan does not specify the type of material for the access, parking and turning areas. The proposed garage at 3m wide by 6m long is sufficient in size to accommodate a modern vehicle and meets with the Parking Standards.

I have no objection to the proposal (application number SMD/2026/0184) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the access, parking, and turning areas have been constructed in accordance with the approved plan (Drawing No. 2022 2695 04 Rev A) and surfaced in tarmac or another sustainably drained material. These areas shall thereafter be retained and maintained for their intended purposes for the lifetime of the development.

Reasons

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer:

Basford View is a private road and therefore does not connect with the public highway. The developer should ensure they have appropriate rights and permissions to carry out the work. It is noted that the submitted plan Drg No.2022-2695-04 Rev A does not specify the type of material to be used for the access, parking and turning areas hence the condition above.

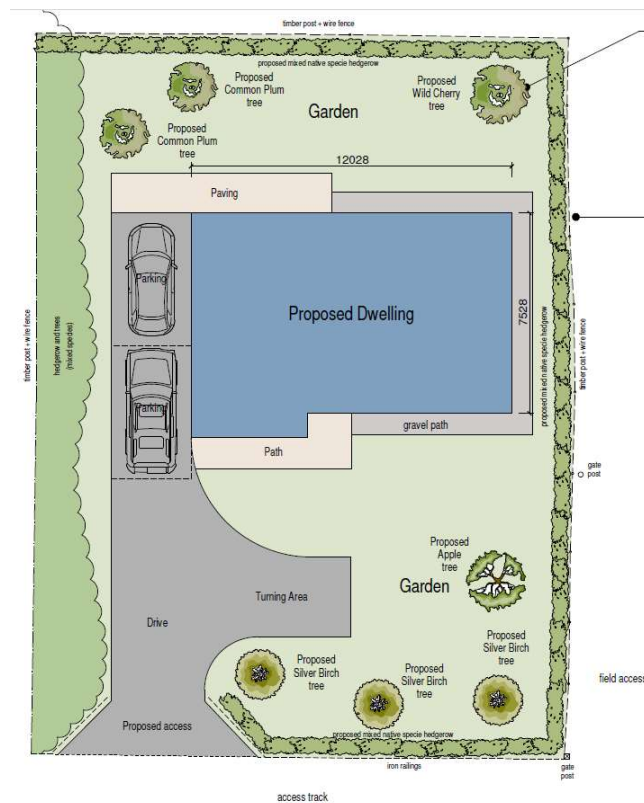
OFFICER COMMENTS

Principle of Development

This is a Full planning application for the erection of a self-build, detached dwelling. The submitted Design and Access Statement provides the following information..

'This application is submitted as a full application rather than a reserved matters application following the approved outline application as it is now proposed to reposition the access arrangement from the previously approved position in the northeastern corner of the site to the northwestern corner so that it runs contiguous with the western boundary of the site rather than the eastern. As means of access was expressly considered at outline stage such a change would not be permitted as part of a reserved matters scheme under the current regulations.'

It is correct that Outline application reference SMD/2025/0162 is extant, its proposed indicative site plan is shown below. Layout, Scale, Appearance and Landscaping are Reserved Matters



The current proposed site plan is shown below..

At approximately 5.8m high to the ridge and approximately 2.6m to the eaves, the dwelling is not overly high. The proposed width is approximately 14.8m however it is borne in mind that some 3.5m is taken by the integral garage and the dwelling would not span the entirety of the plot. The indicative plan of the Outline consent showed a dwelling of approximately 12m wide, but this was narrower as a result of the proposed parking being located at the side of the house.

Proposed bricks are Ibstock Birtley Olde English, roof tiles are Weinerberger 20/20, Antique slate clay. Windows and doors are acceptable sizes and overall maintain a good solid-to-void ratio. Anthracite upvc windows with stone heads and cills are proposed as well as anthracite coloured, aluminium bi-fold doors and a black coloured, sectional garage door. These materials are acceptable for the location.

The new build will have visual impact upon the surrounding area due to views from Basford Lane and the raised land level when viewed from further to the south including from Cheadle Road. Surrounding dwellings vary in terms of their sizes and design, there is no overall uniform appearance of the area. The plans do give some spot level details however a condition is recommended to secure more levels details, particularly to the rear sections of the site.

On balance, it is considered that the shape, design and proposed building materials are acceptable.

Highways/Access

The National Planning Policy Framework and Local Plan policies DC1 and T1 require that all development proposals secure safe and suitable access to a site whilst making a contribution towards meeting parking requirements and ensuring that all new development can be satisfactorily accommodated within the highway network. The proposal includes private parking space by provision of a drive and integral garage. The new vehicular access would be on the western side of the plot, directly off Basford View which is an unadopted and private track linking directly with the A520. The location of the proposed access is different to the extant permission which would see it (access) on the eastern side.

Detailed comments from the County Highways officer can be read within the 'Consultations' section of this report, it is noted that no objections are received. Comments include the fact that the integral garage is large enough to accommodate a vehicle and thus counts towards the Local Plan parking standards of vehicle space provision. The Highway officer comments that no materials are specified for the access, parking and turning areas and therefore a condition is appropriate.

The comments from the Council's Waste management team raise concern over the loss of a turning point for the waste collection vehicle. However, it is noted that the land in question is private property and there is already an access there (albeit agricultural).

In conclusion, it is considered that the scheme is acceptable in terms of parking and access arrangements.,

Amenity

The Committee report for the previously approved (recommended refusal) scheme (SMD/2025/0162), recognised that external amenity space was limited due to the overall size of the plot. The proposed garden depth measures approximately 6.9m, but it has a proposed width of approximately 20m giving an approximate area of 138 square metres. 138 square metres is more than adequate to meet with the Local Plan standards for garden areas to serve a two-bedroom dwelling. It is noted that the Outline consent removed Part 1 and Part 2 domestic permitted development rights, for reasons of character and visual impact, as well as retention of adequate, private open space. It is recommended that the same classes of Permitted Development rights are removed in the event of this application being approved. Although the width of the rear garden allows for adequate square metre amenity space, the depth of the garden is limited, and therefore any extensions need to be controlled to prevent over development and resultant poor amenity space provision.

There are no neighbour amenity impact issues with the scheme. There are no dwellings to the south or east and there is a generous separation distance between the proposed dwelling and the neighbour to the west, 'Second Bungalow.'

It is concluded that the proposal is acceptable in terms of amenity.

Ecology

Similar to the approved Outline scheme, this application is described as a self-build dwelling, as such there is no requirement to submit Biodiversity Net Gain information. Biodiversity Net Gain (BNG) and related matrix information is not required for a self-build dwelling, however consideration is still given to Local Plan policies NE1 and NE2 and section 15 of the NPPF, 'Conserving and Enhancing the Natural Environment.'

The application is accompanied by a planting schedule. No objections were raised in relating to the planting details or quantity at Outline stage. The same number and species of trees are proposed, and hedgerow planting remains the same (albeit a different layout along the roadside boundary due to the access relocation). The Arboriculture officer comments relating to the Outline consent stated that 'the indicative planting is reasonably fully specified,' the current scheme proposes the same details. The scheme has again been assessed with the Councils Arboriculture officer, no objections raised and a suggested condition provided.

Environmental Health

No Environmental Health related objections. Conditions recommended relating to times in which construction and demolition works can take place, pollution control, contamination, importation of soils/materials and lighting.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report it is recommended that the application is approved subject to conditions. Whilst previous objections were raised in relation to the principal of residential development on this Green belt site, there exists an extant Outline permission for very similar works, on the same plot and by the same applicants.

The application has demonstrated that there are no design, visual impact, highways/access, amenity, ecology or Environmental Health related objections.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 08.06.2026

X



Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council