SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists

10 Cawdry Buildings
Fountain Street
Leek, Staffordshire, ST13 6JP
Tel / fax 01538 386002
e-mail info@sammonsltd.co.uk

PLANNING, & DESIGN & ACCESS STATEMENT

PROPOSAL : TWO STOREY / SINGLE STOREY REAR EXTENSION WITH ASSOCIATED EXTERNAL AND INTERNAL ALTERATIONS

ADDRESS : LOWER LADY MEADOWS FARM, LADYMEADOWS LANE, BRADNOP, LEEK, STAFFORDSHIRE, ST13 7EZ

APPLICANT : MR & MRS DANIELS

DATE : JUNE 2026 JOB No.: 2025-3055

CONTENTS:

1.0 INTRODUCTION
2.0 SITE DESCRIPTION
3.0 PROPOSAL
4.0 LEGISLATION & PLANNING POLICY
5.0 ASSESSMENT
6.0 CONCLUSION
7.0 DESIGN & ACCESS STATEMENT

- **USE**
- **AMOUNT**
- **LAYOUT**
- **SCALE**
- **LANDSCAPING**
- **APPEARANCE**
- **ACCESS**

1.0 INTRODUCTION

This statement is submitted in support of a householder planning and listed building consent application for a two storey / single storey rear extension with associated external and internal alterations at Lower lady Meadows Farm, Bradnop. The application has been submitted by Sammons Architectural Ltd on behalf of Mr & Mrs Daniels and is accompanied by the following drawings, technical reports and information, all of which should be read in conjunction with this statement:

- 2025-3055-01 Existing Conditions Floor Plans and Elevations
- 2025-3055-02B Planning Proposal Floor Plans and Elevations
- 2025-3055-03 Planning Proposal Location and Block Plan
- Heritage Statement and Heritage Impact Assessment undertaken by Mel Morris Conservation, June 2026

This statement starts by providing a description of the application site and setting out the proposal. It then sets out the local and national planning policies which have been used to consider the proposal and sets out how design principles and concepts have been applied to the design of the proposal and how it has taken account of national and local historic and environment planning policies, and in particular how the design preserves and enhances the historic and architectural importance of the application building; how the proposal has been designed to harmonise with the existing architectural style of the building and area; the application building's setting; and particular physical features of the building and area that contribute to its special interest or character.

2.0 SITE DESCRIPTION

Lower Lady Meadows Farm is a detached grade II listed building. Constructed from coursed dressed and squared stone under a plain clay tile roof it has a simple L shaped plan form comprising of an original two bay building with a two storey projecting rear wing and sits centrally within the curtilage.

The listing description states:

"Farmhouse. C18 with early C19 additions. Coursed dressed and squared stone; tiled roof; verge parapets with pitched copings; end stacks. 2-storey, 2-window front; 3-light block mullioned casements; entrance offset to left with blank, inset, shield in lintel; part-glazed door. Interior has cast iron range to early C19 wing which forms part of a very complete interior of this date, with very little alteration.

To the north east of the farmhouse lies a large detached L shaped barn which is listed separately. The listing description for the barn states:

"Barn. Early C18 with early C19 addition. Coursed dressed and squared stone; tiled roof; verge parapets on corbelled kneelers to earlier part. L-shaped plan. Two-level layout of hay loft over cattle sheds and cart house. C18 range has hay loft door placed centrally over three doors, the outer two with heavy lintels. C19 wing set to left end with block mullioned window to upper level and elliptically-arched cart entry to left of further door. Encloses a yard with the farmhouse (q.v.)."

To the east of this L shaped range lies a range of more modern portal framed buildings. To the north of the application site lies Lady Meadows Farm whilst open countryside lies to the west and south. The application site is accessed via a narrow shared drive off Ashbourne Road, which serves Lady Meadows Farm and Lower Lady Meadows (the application site). For the purposes of the

development plan the application sites lies outside any designated settlement boundary within the open countryside.

3.0 PROPOSAL

The application seeks consent for a two storey/single storey rear extension with associated alterations. The proposed development would provide a dining room, boot room and downstairs w.c. with an additional ensuite bedroom above.

Externally two small windows would be provided in the existing western gable of the farmhouse to serve the w.c. and first floor bathroom whilst the existing kitchen doorway would be provided with a full height fixed opening with revised access provided directly from the boot room. The boot room will be accessed from the courtyard between the existing pig stys and the detached barn to the north east and a small section of the pig sty walls will be removed in order to provide a 1m wide access path. The application also proposes to provide an oil fired boiler externally with the oil tank sited in the existing pig sty as shown on the submitted plans.

Internally a full height opening would need to be provided within the eastern wall of the existing kitchen to provide access to the proposed dining room arrangement whilst upstairs the existing partition between the bathroom and study will be removed and rebuilt to provide a larger area to the bathroom, bedroom 3 will be reconfigured with the existing airing cupboard removed and additional partition provided to form an ensuite whilst bedroom 3 will also be reconfigured to provide access into bedroom 4.

4.0 LEGISLATION & PLANNING POLICY

Legislation

Listed Building Consent. The local planning authority is duty bound to consider these works under The Planning (Listed Buildings and Conservation Areas) Act 1990: Section 66 General duty as respects listed buildings in exercise of planning functions. (1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The NPPF sets out the Government's planning policies for England and how these should be applied in decision-making. The NPPF constitutes a material consideration. Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way and that decision-makers should seek to approve applications for sustainable development where possible.

The NPPF places strong emphasis on conserving and enhancing the historic environment (Paragraphs 207-216). It supports proposals that sustain viable uses for heritage assets consistent with their conservation and encourages development that brings heritage assets back into appropriate reuse.

Paragraph 116 states that development should only be refused on highways grounds if it would lead to an unacceptable impact on highway safety, or severe impacts on the road network resulting from residual cumulative impacts.

Paragraph 131 highlights that the creation of high quality, beautiful, and sustainable buildings. Is fundamental to what the planning and development process should achieve. 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 135 goes on to add that developments should amongst other things:

- function well and add to the overall quality of the area, not just for the short term but over the life of the development;
- be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, be, and be visually attractive in terms of its architecture, layout, and landscaping;
- are sympathetic to local character ad history, including the surrounding built environment and landscape setting;
- establish a strong sense of place;
- optimise the potential of the to accommodate and sustain an appropriate amount and mix of development;
- create places that are safe, inclusive and accessible and which promote health and well being, with a high standard of amenity for existing and future users.

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The development plan for the area is the Staffordshire Moorlands Local Plan (2020) and contains the planning and conservation policies that are relevant to this proposal.

Policy SS1 Development principles requires new development to contribute positively to the social, economic and environmental improvement of the area and maintains is local distinctiveness.

Policy SS 2 (Settlement Hierarchy) identifies Leek as a 'Town', which is the highest-ranking position in the hierarchy. Towns are defined as large settlements which contain services and facilities. Future growth in the District should be focussed on Towns, which have fixed development boundaries.

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 confirm that the Local Authority will give priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape.

Policy DC 1 (Design Considerations) requires development to be well-designed so that it reinforces local distinctiveness and positively contributes to the character of the area. Design should be of a high quality, respect the site and its surroundings, and promote a sense of place. In addition, design concepts for buildings should reduce the impact of development, the amenity of the area must be protected, and the maintenance, enhancement and restoration of biodiversity and geodiversity should be promoted where appropriate. There should be safe and satisfactory access, with a contribution towards meeting the parking requirement arising from the development. New developments should be well-integrated for car, pedestrian and cycle uses, with sustainable transport links.

Policy DC2 The Historic Environment requires heritage assets and their setting to be enhanced and gives protection to designated and non-designated heritage assets.

Policy DC3 of the Local Plan relates to 'Landscape and Settlement Setting' and states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands.

Policy NE1 of the Local Plan relates to "Biodiversity and Geological Resources' and states that the biodiversity and geological resources of the District and neighbouring areas will be conserved and enhanced by positive management and strict control of development.

Policy T1 (Development and Sustainable Transport) notes that the Council will support development which reduces reliance on the private vehicle and the need to travel. Development should be located where the highway network can accommodate the traffic the scheme will generate, and appropriate parking should be made available.

Policy T2 (Other Transport Measures) states that the Council will support development proposals which encourage electrical battery powered vehicles.

In addition to the above the Council's Design Guide which is adopted as a Supplementary Planning Document gives principles on good design is a further material consideration when determining all planning applications. The setting, character and context of a building/site should be considered, and the pattern for new development will be dependent on the nature of the settlement – new buildings should respect the settlement's "grain", i.e. the relationship buildings have to the street and to each other. The scale and proportion of surrounding buildings should be considered.

5.0 ASSESSMENT

Principle of Development

Alterations and extensions to dwellings are permitted under both local and national planning policy and the proposal is therefore considered acceptable in principle subject to consideration of the following.

Design, layout and heritage impact

Prior to finalising the proposal the applicants engaged a heritage conservation architect in order to assist them in determining what alterations /extensions could be undertaken without harm to the special architectural interests of the building and its setting. The current application is the cumulation of this work. The application is accompanied by a Heritage Statement and Impact Assessment undertaken by Mel Morris Conservation. This document assessed the significance of the listed building and considered the impact of the proposal upon it.

Whilst it is not the intention to repeat the findings of this assessment here it is pertinent to note that this document identifies that the application building was heavily altered in 1997, with the necessary Listed Building Consent, and consequently the listing description is now out of date.

The proposed extension is relatively modest in terms of its size and scale and has been positioned within a recessed area at the rear of the dwelling. It has been set in from the gable of the original building and its overall eaves and ridge height is secondary to both the original dwelling and the later rear projecting wing this ensuring that the proposal has a subservient appearance which does not detract from the character and appearance of the host building. Careful attention has been paid to the overall design and appearance of the extension with appropriate window and door detailing which ensures that the high solid void ratio has been retained. Use of matching facing and roofing materials will ensure that the extension respects and reflects that of the host building and will ensure that it is quickly assimilated into its surroundings.

The two new windows proposed will be small and correctly proportioned and incorporate stone lintels and cills but will not replicate the historic details of the existing so as to preserve the historic and architectural integrity of the original farmhouse and ensure that the original openings are clearly identifiable.

Internally there are no alterations which would affect any surviving historic fixtures or features of interest. The new opening to provide access from the existing kitchen to the proposed dining room has been kept purposefully narrow in order to reduce any impact on the buildings significance and the new internal partitions are all easily reversible.

The proposed development is considered to be acceptable having regard to the application building, its historic significance and its setting as well as the character and appearance of the wider area including the conservation area within which it is located. Accordingly the proposal is considered to comply with policies DC1, DC2, DC3 of the Staffordshire Moorlands Local Plan as well as guidance contained within the NPPF.

Impact on residential amenity

National planning policy dictates that at the heart of its core principles, planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This is further re-iterated in CS Policy DC1, which seeks to protect residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping as informed by the Council's 'Space about Dwellings' SPG.

It is not considered that the proposed development would give raise to any adverse amenity issues having regard to the modest scale of the proposals, the existing use of the application building and its proximity to neighbour dwellings and surrounding land uses. On this basis it is considered that the proposal accords with such requirements in relation to Local Plan Policy DC1 and the NPPF.

Highway Safety

Paragraph 115 of the NPPF states: 'Plans and decisions should take account of whether: the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure; safe and suitable access to the site can be achieved for all people and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe' (paragraph 116) as is reflected within CS Policy T1 'Development and Sustainable Transport'.

The application does not seek to make any alterations to the existing vehicular access and accordingly there would be no adverse impact on highway safety and thus no conflict with Local Plan policy T1 or with the guidance of the NPPF.

7.0 DESIGN & ACCESS STATEMENT

USE

The application proposes a two storey / single storey rear extension with associated external and internal alterations to this existing grade II listed building which is already in residential use. This form of development is considered to reflect the nature and character of existing development which surrounds the site.

AMOUNT

The existing dwelling has a footprint of 84sq metres and an overall floor area of 183 sq metres. The proposed extension would add 32.6 sq metres to the footprint of the building and 47.5 sq metres of floor area with 28 sq metres provided at ground level and 19.5 sq metres provided at first floor level.

LAYOUT

The layout is shown on the submitted drawings accompanying the application.

SCALE

The proposed extension would predominately be two storey in nature with a single storey catslide arrangement forming the boot room.

LANDSCAPING

The application site sits within an existing mature garden and no additional landscaping works are proposed as part of this application.

APPEARANCE

The proposed extension would respect and reflect the character and appearance of the original dwelling and its sympathetic design and use of matching materials will ensure that its character and appearance is in keeping and appropriate and will be quickly assimilated into its surroundings.

ACCESS

The application seeks to utilise the existing access and no alterations are proposed as part of this application.