

[REDACTED]

From: [REDACTED]
Sent: 24 August 2026 13:19
To: Planning (SMDC)
Cc: Hulme, Alan (Cllr); Bryan Stubbs; colin pearce; Gareth Buckley; Flunder, Keith (Cllr); [REDACTED]; pete wilkinson; Wilkinson, Peter (CLLR); Steph Akerman; Steve Buckley
Subject: FW: Application number: SMD/2026/0338

[REDACTED]

-----Original Message-----

From: [REDACTED] >
Sent: 24 August 2026 12:28
To: [REDACTED]
Cc: [REDACTED]
Subject: Application number: SMD/2026/0338

Dear Dawn,

Please lodge the following Checkley Parish Council consultation response with SMDC Planning before the consultation period closes on 09/09/2026.

URL to application details:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=183778>

Application number: SMD/2026/0338

Application type: Full - Householder (with listed building consent) Site address: 14 Uttoxeter Road, Lower Tean, Staffordshire, ST10 4LJ

Proposal: Proposed single-storey rear extension incorporating the repair and reconstruction of the existing rear outbuilding, together with associated internal alterations.

Applicant: Mr Shaun Winkle

Case officer: Reuben Berriman

Received / valid: 14/07/2026 / 24/07/2026 Consultation ends: 09/09/2026 Determination required: 18/09/2026

Recommendation: Object (insufficient heritage information)

COMMENTS:

Checkley Parish Council has reviewed the submitted documents for this householder application and listed building consent at 14 Uttoxeter Road, Lower Tean (application form; location plan; existing and proposed floor plans 25-105-105 and 25-105-106C; existing and proposed elevations 25-105-107 and 25-105-108B; proposed site plan 25-105-122A; Design and Access Statement; and Heritage Statement).

This is a reduced scheme at the same Grade II listed terrace house as

SMD/2026/0003 (planning permission refused 27/03/2026) and

SMD/2026/0004 (listed building consent approved 27/03/2026). Those earlier applications sought a two-storey rear extension. Checkley Parish Council objected to both on 29 January 2026 because the Design and Access Statement did not provide a sufficiently detailed heritage assessment, as required by Local Plan Policy DC2, NPPF paragraph 207, and Checkley NDP Policy DES1.

Reduced scale

The Council notes that this proposal is confined to a single-storey rear extension, the repair and reconstruction of the existing rear outbuilding, and associated internal alterations. The principal street frontage is shown as unchanged. Two parking spaces are retained on the frontage. No new vehicular or pedestrian access is proposed. In built form terms, this is a more modest and more appropriate response than the refused two-storey scheme.

Heritage information remains inadequate

The submitted Design and Access Statement and Heritage Statement remain generic. They still do not:

- identify the list entry or provide a detailed description of the building's heritage significance and setting;
- refer to the Historic Environment Record or any specialist assessment;
- analyse, in site-specific terms, how the reconstruction of the rear outbuilding and the new kitchen fabric would affect historic fabric, plan form, or the listed terrace group; or
- set out a clear methodology for recording, matching materials, and making good where existing rear fabric is taken down and rebuilt.

The Council's January 2026 comments on SMD/2026/0003 and SMD/2026/0004 raised the same points. A short restatement that works are "confined to the less sensitive rear" is not a proportionate heritage assessment for a listed building, even where the physical works are now smaller.

The application form ticks Grade II*. The Design and Access Statement and Heritage Statement describe a Grade II listed terrace, which matches the Council's previous comments. SMDC is asked to confirm the correct list grade before determining the application.

Repair and reconstruction of the rear outbuilding The description includes repair and reconstruction of the existing rear outbuilding, not merely a lightweight addition. Reconstruction can involve loss of historic fabric. The Council asks SMDC's conservation officer to be satisfied, before any consent is granted, that:

- the extent of demolition versus repair is identified on plan;
- matching brickwork, roof tiles, and timber windows and doors are secured by condition;
- the extension remains single-storey, subordinate, and to the rear only; and
- any consent is listed-building as well as planning consent, given the combined nature of this submission.

Neighbour amenity

Subject to the conservation officer's view on heritage, the Council does not identify a separate amenity or highway reason to object to a single-storey rear kitchen extension of this scale. Surface water from new roofs and any hardstanding should not discharge onto the public highway or neighbouring land.

Recommendation

Checkley Parish Council objects to application SMD/2026/0338 on the grounds of insufficient heritage information, namely:

- the Design and Access Statement and Heritage Statement still lack a detailed, site-specific assessment of significance, setting, Historic Environment Record, and impact on historic fabric, contrary to Local Plan Policy DC2, NPPF paragraph 207, and Checkley NDP Policy DES1; and
- the extent of demolition versus repair of the existing rear outbuilding is not clearly demonstrated.

The Council recognises that the reduced single-storey rear form is a material improvement on the refused two-storey scheme SMD/2026/0003.

It will comment further if a proper heritage assessment is provided.

If SMDC's conservation officer is able to confirm, on the drawings as submitted, that there would be no harm to the listed building or its setting, the Council would not pursue other grounds of objection.

Consultation ends 09/09/2026. Determination is required by 18/09/2026.

The Council asks that these comments are given due weight.

Steve is copied as Planning Coordinator.

Kind regards,

Gareth Buckley
Cllr G Buckley
Checkley Parish Council