

Planning Justification Statement

The Bungalow, Lockers Bank, Hollington

1. Introduction

This statement has been prepared in support of an application for the extension of The Bungalow, Lockers Bank, Hollington.

The proposal seeks to provide additional residential accommodation through the construction of a side extension and projecting cross-wing designed to complement the character of the existing dwelling and its rural setting.

The application site comprises an existing stone-built bungalow with a plain tiled pitched roof. The dwelling has evolved over time, including a previously approved extension under planning permission SMD/1982/0956, approved on 14 January 1983.



[Staffordshire Moorlands District Council](#) > [Residents](#) > [Interactive planning map](#)

Interactive planning map

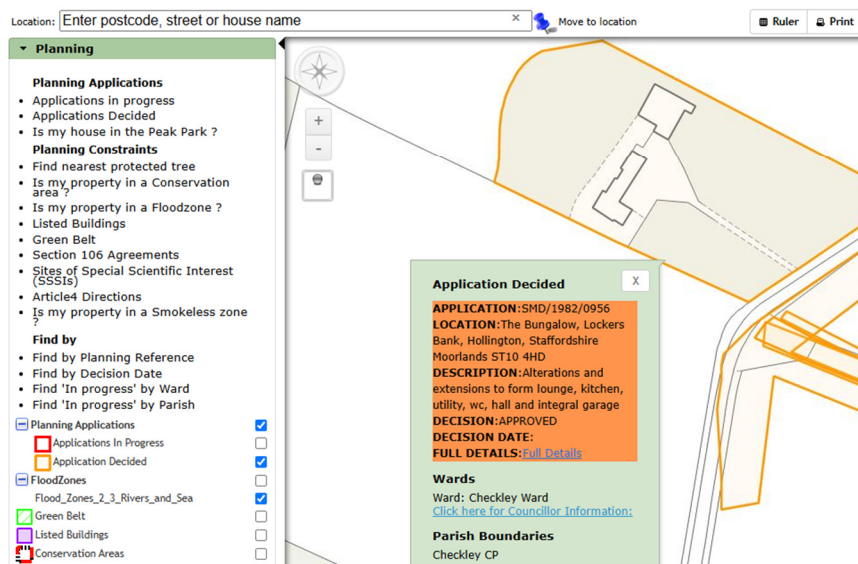


Fig 1: Exert from the planning portal SMDC Website indicating the previous application

2. Site Context and Planning History

The application site comprises an established stone-built bungalow within a generous rural residential plot at Lockers Bank, Hollington. It also contains several detached outbuildings used for garaging, storage and ancillary accommodation. The dwelling has been extended and altered over time, including works approved in January 1983 under the planning permission referenced in Figure 1. The site therefore reflects the occupants' changing needs. The current proposal continues this evolution while rationalising the layout by removing the detached outbuildings and consolidating accommodation around the principal dwelling.

3. The Proposed Development

The proposed development comprises the erection of a cross-wing side extension to the existing dwellinghouse. The extension will be constructed using natural stone and plain tiled roofing materials to match the existing building and will incorporate traditional pitched roof and gabled design features. The proposal has been designed as an integrated addition to the existing bungalow, providing enhanced residential accommodation whilst maintaining a cohesive architectural appearance. In addition, the development includes the demolition of the existing detached garage and ancillary outbuildings within the curtilage. The scheme will therefore replace several separate structures with all accommodation contained within a single, extended residential building.

4. Principle of Development

The application relates to an established and lawful dwellinghouse situated within an existing residential curtilage. The proposal does not result in the creation of an additional dwelling and therefore does not alter the established use of the site. Rather, the development seeks to extend, adapt and modernise the existing accommodation to better meet the requirements of modern family living. The residential use of the site will remain unchanged, with the proposal representing a natural and reasonable evolution of the dwelling.

5. Site Rationalisation and Consolidation of Built Form

The proposal would replace the existing detached garage, store, utility accommodation and garden machinery store with a single extension to the principal dwelling. By bringing these functions together within one integrated structure, the scheme would reduce the current spread of buildings across the residential curtilage and create a more coherent, consolidated site layout.

Quantitative Assessment

Existing built form: **307 sqm**

Proposed built form: **311 sqm**

Net increase: **4 sqm (approximately 1.3%)**

The proposal represents a rationalisation of development rather than a material increase in built form across the site as can be seen in fig 2 below.

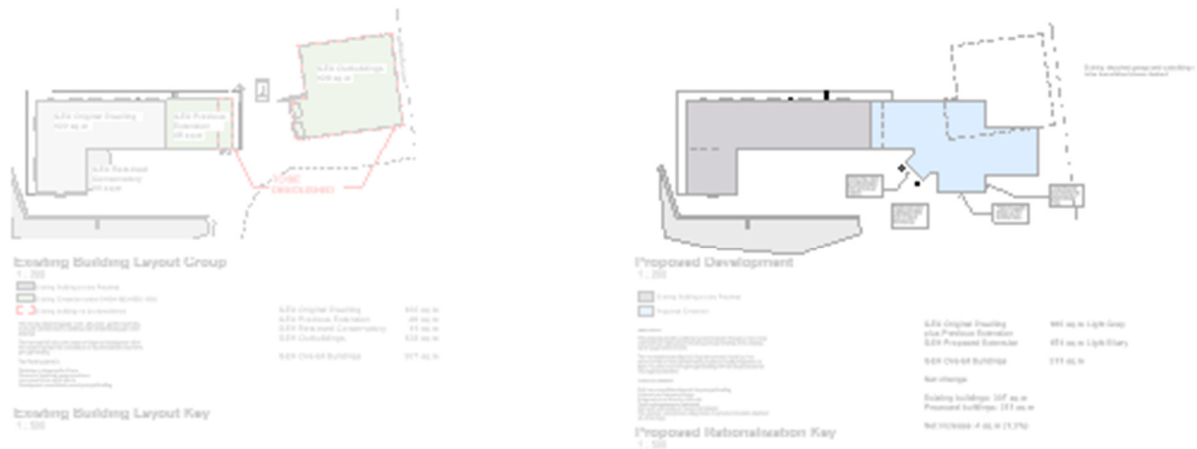


Figure 2. Rationalisation of the site see Smytheman Architectural drawing SMLL-SA-XX-XX-DR-A-0205

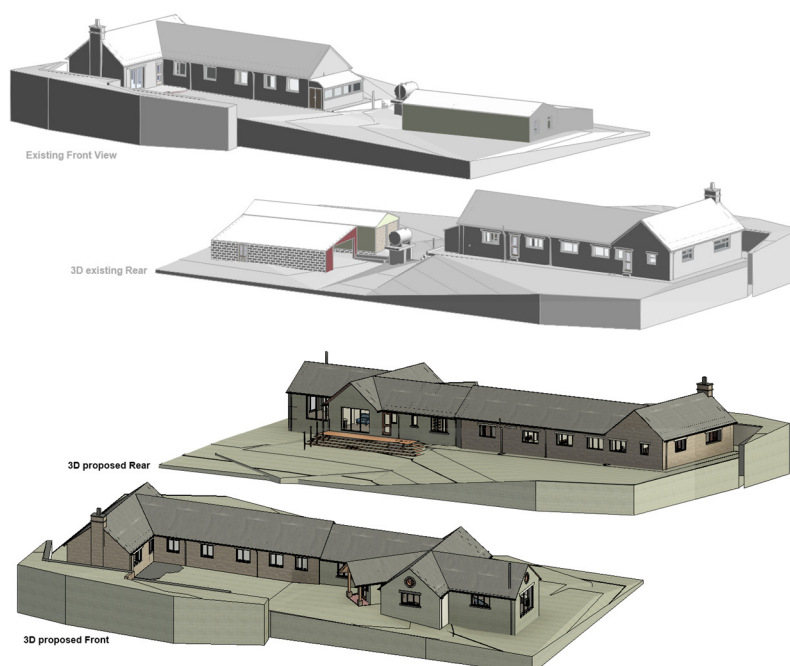


Figure 3. Rationalisation of the site 3D visualisation

6. Design, Scale and Massing

The proposal has been designed to respect the architectural character of the existing bungalow with key design features:

- Natural stone walling to match the existing dwelling.
- Plain tiled roofing materials to match the existing roof.
- Matching roof pitches of approximately 38 degrees.
- Traditional gabled forms.
- A continuation of the existing architectural language and detailing.

The design deliberately avoids modern or incongruous forms and instead takes its influence from traditional rural buildings found throughout Staffordshire Moorlands. The use of matching materials and roof forms will ensure visual continuity between the existing dwelling and the proposed extension.

Whilst the proposal provides a significant increase in floor space, the design has been carefully arranged to avoid the appearance of a single elongated extension. Instead, the development is expressed as a series of linked elements that reflect the incremental evolution of a traditional rural dwelling.

The proposed side range is interrupted by a perpendicular and angular wings which introduces projecting gables and varied roof forms.

This approach achieves several important design objectives:

- Breaking up the visual mass of the building.
- Creating a more balanced composition.
- Introducing visual interest and shadow lines.
- Reducing the perception of overall bulk.
- Reflecting the gradual evolution of traditional rural properties.

The resulting development will read as a collection of linked building elements rather than a single large extension with careful regard to the scale, form and appearance of the existing dwelling.

7. Impact on Character and Landscape

The proposal has been carefully designed to respect the rural character of the site and its surroundings. Whilst the extension will increase the size of the dwelling, the development will remain clearly domestic in scale and appearance, utilising traditional stone walling, plain tiled roofing and gabled forms that reflect the established character of the existing property. The dwelling will continue to sit comfortably within its plot and maintain an appropriate relationship with surrounding development and the wider rural landscape. Importantly, the proposal delivers a significant site rationalisation benefit through the removal of the existing detached outbuildings, which currently create a dispersed pattern of development within the curtilage. By consolidating accommodation around the principal dwelling, the scheme reduces visual clutter and results in a more coherent and visually integrated form of development. Consequently, the proposal is considered to enhance the overall appearance and organisation of the site whilst preserving its rural character and setting.

When considered as a whole, the proposal represents a consolidation rather than an expansion of built form across the site, resulting in a development that is both visually contained and more reflective of the traditional pattern of evolution associated with rural dwellings.

8. Residential Amenity

The proposal will not result in any significant adverse impact on the amenities of neighbouring properties. Owing to the size of the plot, the positioning of the extension and the existing pattern of surrounding development, the scheme will not introduce unacceptable overlooking, loss of privacy or harm to residential outlook. Similarly, the scale and massing of the extension are such that there will be no material loss of daylight or sunlight to nearby properties, nor will the development appear overbearing or oppressive. The proposal therefore provides enhanced accommodation for the occupiers of the dwelling whilst maintaining appropriate levels of residential amenity for neighbouring residents.

9. Planning Balance and Conclusion

The proposal will provide additional residential accommodation that is better suited to modern family living whilst retaining the established residential use of the site. The development has been designed using traditional materials and architectural features that reflect the character of the existing dwelling and its rural setting. A significant benefit of the scheme is the removal of the existing detached garage, store, utility and ancillary outbuildings, allowing accommodation to be consolidated around the principal dwelling and resulting in a more coherent pattern of development within the site.

The key benefits of the proposal can be summarised as follows:

- Additional accommodation to meet modern living requirements.
- Removal of detached ancillary buildings and outbuildings.
- Rationalisation of built form within the site.
- Consolidation of development around the principal dwelling.
- Use of traditional stone and tiled materials consistent with the existing property.
- Improved visual coherence and reduced site clutter.

When assessed as a whole, the proposal does not result in the creation of a new dwelling and will not alter the established residential use of the site. The development has been designed to respect the character of the existing dwelling, preserve the rural character of the area and avoid any unacceptable impacts on neighbouring residential amenity. Whilst the dwelling itself is enlarged, the removal of the detached outbuildings means that the overall built footprint across the site increases only marginally, resulting in a negligible net increase in built form.

The proposal therefore represents a sustainable and appropriate form of development which improves the quality and functionality of the existing dwelling whilst creating a more coherent and visually integrated arrangement of buildings within the site. Planning permission is therefore respectfully requested