



PLANNING STATEMENT

Proposed Extensions and Remodelling, Together with
Widened Access & Turning Area at
75 School Lane, Caverswall, Staffs, ST11 9EN
For Mrs. J. Malbon

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Site Address:

75 School Lane, Caverswall, Stoke-on-Trent, Staffs, ST11 9EN

Applicant:

Mrs. J. Malbon

Proposal:

Proposed extensions and remodelling, together with widened access and turning area

Date: September 2026

Reference: JPK/26/5502

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1. Introduction

This planning statement has been prepared and submitted by J.P.K. Design Limited on behalf of Mrs. J. Malbon (the applicant) to accompany a full planning application for extensions and remodelling, together with widened access and turning area at 75 School Lane, Caverswall.

The site is located within the smaller villages and rural area as defined by the Local Plan policies SS9 and SS10.

2. Site and Surroundings

The application site 75 School Lane is located within the village of Caverswall which is surrounded by open countryside with the Greenbelt boundary to the rear.

The site area within the applicants ownership is approximately 439m² and consists of a two-bedroom detached bungalow, constructed in brown / blue brick and part off white render to the rear with a plain tiled roof and chimney stacks. The footprint of the existing dwelling measured externally amounts to approximately 67m² and the detached garage amounts to approximately 17m² measured externally.

The site is bound by well-established hedges to the front, side and rear and a timber fence to side.

3. Proposal

This application is to extend the existing bungalow at the rear / side to provide an open plan kitchen / dining / sitting room together with hallway and utility. Internal alterations are also proposed to create an en-suite to bedroom 1. The existing front access will be blocked up and replaced with a window and a new access will be to the side. The proposal will have a total footprint measured externally of 48m². The existing detached garage will be demolished.

All external materials will match those of the existing property as closely as possible.

4. History

HNT/2026/0011 – Prior Notification for a single storey rear extension projecting 8m – Approved 21st August 2026.

SMD/2026/0331 - Certificate of Lawfulness for a proposed single storey extension to side - Approved 22nd September 2026.

5. Calculations

Existing Dwelling (as it stands on site today – Volume & Area of Existing Extensions unknown)

Total Footprint (measured externally) = House - 67m², Garage – 17m² Total 84m²
Total Volume (measured externally) = House - 240m³, Garage – 45m³ Total 285m³

Permitted Development – Rear Extension SMD/2026/0011

Total Footprint increase of 'fall back' PD Scheme = 57m² (67.8% increase on exg)
Total volume increase of 'fall back' PD Scheme = 198m³ (69.5% increase on exg)

Permitted Development – Side Extension SMD/2026/0331

Total Footprint increase of 'fall back' PD Scheme = 15.2m² (18% increase on exg)
Total volume increase of 'fall back' PD Scheme = 49.84m³ (17.5% increase on exg)

Combined Extension Increase for Permitted Development Schemes ('Fall Back')

Total Area = 57 + 15.2m² = 72.2m². Percentage Increase = 86%
Total Volume = 198 + 49.85m³ = 247.85m³. Percentage Increase = 87%

Proposed Extensions – This application

Proposed Extension 48m²
Total Footprint (measured externally) = 115m²
Total Volume (measured externally) = 188.2m³ (66% increase on exg)

6. Justification

The dwelling benefits from a 'Fall Back' - Prior Approval reference SMD/2026/0011 for a rear extension projecting 8m and a Certificate of Lawful Development for a side extension reference – SMD/2026/0331 resulting in a collective footprint area of 72.2m² which represents an 86% increase in footprint area and volume increase of 247.85m³, 87% increase.

This application proposal has a total footprint increase area of 48m² which represents a 57% increase in footprint area. Volume 188.2m³. 66% increase in volume.

It is considered that the proposed extensions to the rear / side do not result in disproportionate additions over and above the size of the original building as very special circumstances have been demonstrated which outweigh the harm to the surrounding area as the applicant could potentially construct extensions under permitted development which would be considerably larger in footprint and volume than that of this planning application proposal. The design is also more sympathetic to the existing dwelling.