

Property Potential with Planda's Reports



Councils Partnered

We have partnered with 350+ councils

1 billion+

Data point analysed

Planda's AI Brain has collected and analysed over 1 billion datapoints on submitted planning applications and appeals.

99%

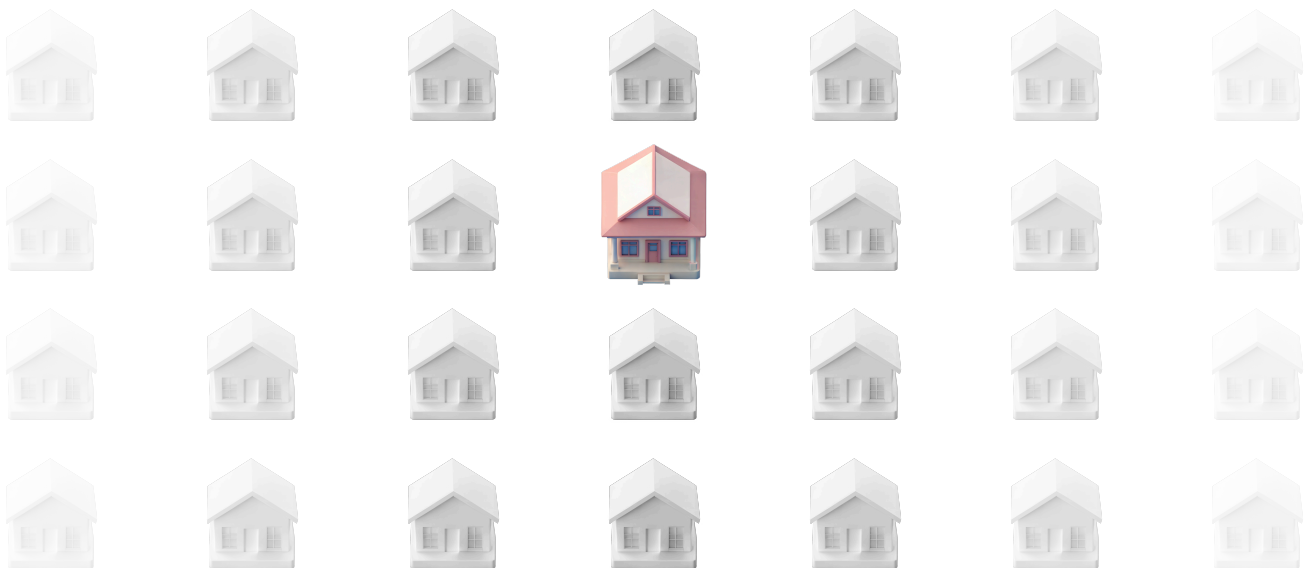
Accuracy

Planda can predict, with a 99% accuracy, the outcome of a planning application and guide you in your application process.

17 mil+

Applications

Planda's AI models contain data points on all planning applications in the UK in recent years, including their outcome and council advice.



Location Insights

Planda analyses all nearby planning applications to offer a comprehensive overview of the development potential and upcoming developments.

Renovation Scenarios

Planda can predict the likelihood of your planning application getting accepted, using billions of data points to provide you with a comprehensive report.

Tailored Recommendations

From analysing every decision notice issued for refused applications in your area, this report will tell you what to avoid to maximise your chances for success.

Comply with Regulations

The NTSELAT has issued new guidance for property agents to help buyers and renters make informed decisions. Planda reports assist in complying with these rules.

What can I build at my new home?

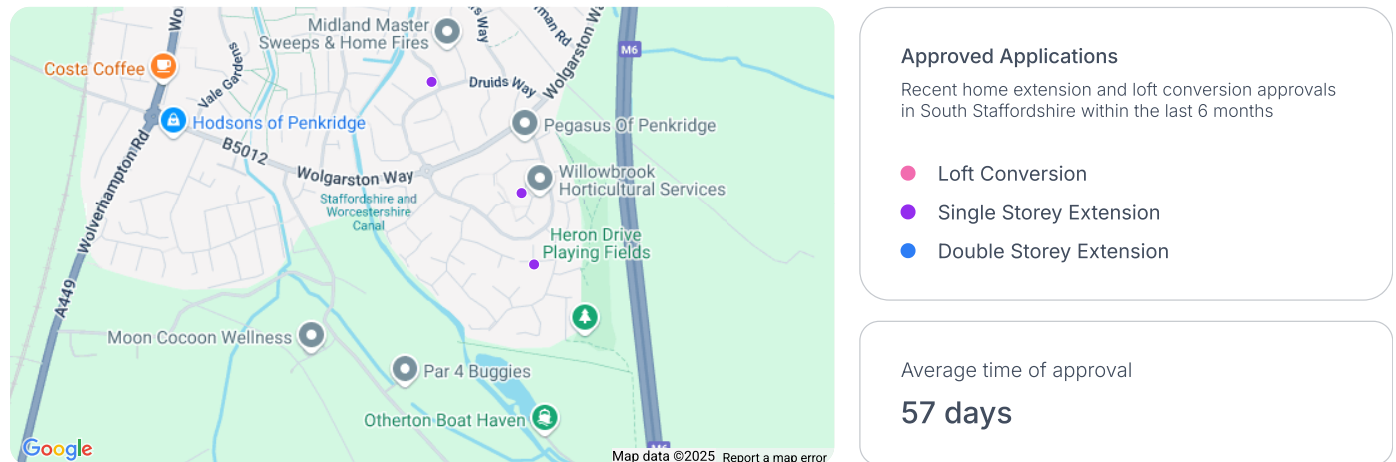
3 Canalside Close, Stafford, ST19 5TX

Planning can be complex, with permitted development rights and varying rules across local authorities. Using detailed data from your council, we analyse past planning applications to provide an accurate assessment of your chances for extensions or improvements. This report will help you understand your home's potential with clarity and confidence.

A snapshot of your chances of approval:



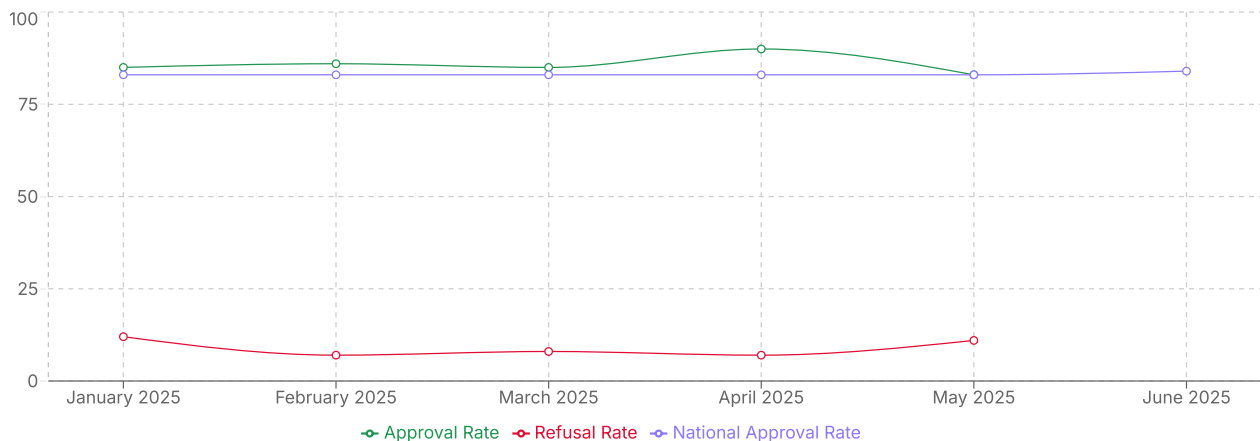
Snapshot of your area:



While every effort has been made to ensure the accuracy of the data presented, variations may occur due to factors beyond our control.

Overview of your council:

This data has been analysed by Planda's AI brain. Historic applications and local restrictions directly influence the likelihood of future planning outcomes.



Local Planning Insights for Loft Conversions

Predicted Chances for Approval

Our analysis indicates that you have a **81% chance** of obtaining planning permission for a loft conversion.



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

14

The number of loft conversions

that have been approved in the last 6 months in South Staffordshire council

0

The number of loft conversions

that have been approved within a 500m radius to you in the last 6 months

51 days

An estimated timeline

for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by South Staffordshire. Here are our recommendations based on common refusal points to consider when preparing your application.

- Avoid disproportionate additions to the original dwelling to meet the criteria for acceptable increases in size, particularly in Green Belt areas.
- Demonstrate "very special circumstances" when applicable, especially when proposing developments in Green Belt locations, to justify any perceived harm.
- Maintain open character by ensuring that the loft conversion does not create a cramped appearance or detract from the spaciousness of the area.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Loft Conversion

Approved

1 Filance Lane Penkridge Staffordshire 5HJ ST19

● 330 meters away

[ref 21/01160/AMEND](#)

13.07.2022



Loft Conversion

Approved

29 Princefield Avenue Penkridge Stafford South Staffordshire...

● 499 meters away

[ref 19/00124/FUL](#)

01.05.2019



Loft Conversion

Approved

29 Micklewood Close Penkridge Stafford South Staffordshire 5...

● 219 meters away

[ref 17/00712/FUL](#)

25.09.2017

Local Planning Insights for Single Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **96% chance** of obtaining planning permission for a single storey extension.



- Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

104

The number of single storey extensions
that have been approved in the last 6 months in South Staffordshire council

3

The number of single storey extensions
that have been approved within a 500m radius to you in the last 6 months

63 days

An estimated timeline
for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by South Staffordshire. Here are our recommendations based on common refusal points to consider when preparing your application.

- Ensure that the single-storey extension does not significantly reduce open space or encroach on communal areas to maintain community health and well-being.
- Design the extension to harmonize with the local character and distinctiveness of the surrounding environment, focusing on aesthetics that complement the existing landscape.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Single Storey Extension

Approved

8 Walhouse Drive Penkridge Stafford 5SP ST19

● 54 meters away

[ref 23/00519/LUP](#)

28.07.2023



Single Storey Extension

Approved

6 Canalside Close Penkridge South Staffordshire 5TX ST19

● 24 meters away

[ref 18/00250/FUL](#)

17.05.2018



Single Storey Extension

Approved

23 Canalside Close Penkridge South Staffordshire 5TX ST19

● 17 meters away

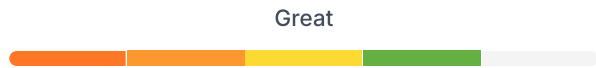
[ref 17/00212/FUL](#)

03.05.2017

Local Planning Insights for Double Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **76% chance** of obtaining planning permission for a double storey extension.



- ! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

25

The number of double storey extensions that have been approved in the last 6 months in South Staffordshire council

0

The number of double storey extensions that have been approved within a 500m radius to you in the last 6 months

57
days

An estimated timeline for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by South Staffordshire. Here are our recommendations based on common refusal points to consider when preparing your application.

- Design the extension to minimize its scale, height, and mass to avoid creating an overbearing relationship with neighboring properties and negative impacts on their light and amenity.
- Strive for a design that contributes positively to the streetscape and visual amenity, in line with the high-quality design expectations outlined in local policies and guidance.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Double Storey Extension

Approved

25 Micklewood Close Penkridge Staffordshire 5JE ST19

● 190 meters away

[ref 23/00298/FULHH](#)

25.05.2023



Double Storey Extension

Approved

2 Willow Close Penkridge Stafford 5UB ST19

● 253 meters away

[ref 21/00031/FUL](#)

16.02.2021



Double Storey Extension

Approved

Oaklea 2 Meadow Close Penkridge South Staffordshire 5TY ST19

● 89 meters away

[ref 18/00123/FUL](#)

14.06.2018

Previous Applications Overview

3 Canalside Close, Stafford, ST19 5TX

Please Note:

Knowing the planning history of a property and local area is crucial for all parties involved in a property transaction. The data presented in this section covers planning applications and other related permissions from the past 8 years. While this information can be invaluable in understanding the property's history and context, it's important to note that it may not capture developments prior to the past decade. Use this overview to help inform your discussions on the property's potential, opportunities, and constraints.

Past Planning Applications at 3 Canalside Close

Estate agents must disclose whether any planning permission has been granted, refused, or is pending for developments or changes on the property itself. Planda provides up to 6 planning applications from the past 8 years to help you understand any ongoing or historical developments directly on the property.



No planning applications in the last 8 years

There have been no planning applications on the property in the past 8 years.

Other Applications at 3 Canalside Close

Planda covers other types of applications, such as Tree Preservation Orders (TPOs), Release of Conditions, or change of use applications from the past 8 years, providing a comprehensive view of the property's planning history.



No planning applications in the last 8 years

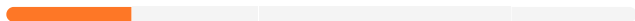
There have been no planning applications on the property in the past 8 years.

Developments in the Local Area

Council Development Activity

Council development rate compared to the national average

Quiet



18 New Applications submitted

within 500m in the last year.

85 Planning Applications approved

within 500m in the last 8 years.

Immediate Neighbours

Nearby planning permissions can shape the future of an area. Planda shows validated, approved, or refused permissions ranked by relevance. Explore up to 7 applications from the past 8 years to understand how local changes might impact your property.

Single Storey Rear Extension

Demolition of existing conservatory and replacement with single storey rear extension.

12 Nagington Drive Penkridge Stafford 5TA ST19

● 238 meters away

[ref 25/00260/LUP](#)

Approved

07.05.2025

Garage (New Build)

New build garage within the curtilage of the dwelling

14 Nagington Drive Penkridge Stafford 5TA ST19

● 226 meters away

[ref 24/00314/FULHH](#)

Approved

24.05.2024

Single Storey Rear Extension

Single storey rear extension

8 Walhouse Drive Penkridge Stafford 5SP ST19

● 54 meters away

[ref 23/00519/LUP](#)

Approved

28.07.2023

House (Extensions/Renovation)

First floor side extension, replacement front porch and part two-storey, part single-storey rear extension

29 Drake Avenue Penkridge Stafford 5UA ST19

● 229 meters away

[ref 23/00321/FULHH](#)

Approved

03.07.2023

House Extensions (Single Storey & First Floor)

Single storey rear extension and first floor side extension plus internal alterations with associated works

1 Beverley Close Penkridge Stafford 5SS ST19

● 104 meters away

[ref 23/00337/FULHH](#)

Approved

13.06.2023

House (Extensions)

Two storey side extension and single storey rear extension

25 Micklewood Close Penkridge Staffordshire 5JE ST19

● 190 meters away

[ref 23/00298/FULHH](#)

Approved

25.05.2023

Single Storey Extension (Kitchen Alteration)

Replacement of conservatory with single storey extension and alterations to existing kitchen roof.

16 Teveray Drive Penkridge Staffordshire 5SW ST19

● 81 meters away

[ref 22/00702/FUL](#)

Approved

07.09.2022

Wider Area Overview

Nearby Developments

Nearby planning applications could impact property value or living conditions. Look into the future by knowing what applications are under review or have recently been approved in your area. Planda lists up to 9 relevant applications from the past 8 years, including residential and mixed-use projects.



No planning applications in the last 8 years

There have been no planning applications matching the criteria
in the last 8 years.

Wider Area Overview

Major Projects

Major project applications like large residential developments or infrastructure within a certain distance may affect property desirability. Planda provides up to 8 major applications from the past 8 years, ranked by relevance, to keep you updated on future potential changes in the area.

15 Residential Units		Approved	
15 residential units			
Lyne Hill Industrial Estate Boscomoor Lane Penkridge Staffor...	● 333 meters away	ref 16/01054/FUL	27.07.2018