



Planning Services

Directors:

A W Newby B.Sc DMS

G Peacegood B.Sc PhD

Registered in England N*

2458413

VAT N*

536 8272 24

Townend

Waterfall

Waterhouses

Staffs ST10 3HZ

Tel (01538) 308043

email: enquiries@pmeplanning.co.uk

Design & Access Statement
Resubmission of Proposed Dwelling, at Gold Place, Randles Lane,
12/00118/FUL , Appeal Ref APP/B3438/A/12/2176604

1. Site:

Gold Place,
Randles Lane,
Wetley Rocks,
Staffordshire, ST9 0AT

OS Grid Ref SJ 965 487
Northing 348715
Easting 396547



Fig. 1. The site of the proposed dwelling

2. Applicants:

Mr B Goldstraw
Gold Place,
Randles Lane,
Wetley Rocks,
Staffordshire, ST9 0AT

3. Application Summary

- 3.1 This application seeks consent to build a detached four bedroom dwelling on land to the west of Gold Place.
- 3.2 The application is a resubmission of application 12/00118/FUL, allowed on appeal by the planning inspector ref, APP/B3438/A/12/2176604 on the 25th September 2012.
- 3.3 The application has been resubmitted to effect an extension of time and is required for the following reasons:
- i). Since the approval was granted after 1st October 2010, it is no longer possible to apply for a new planning permission to replace an extant planning permission, where the applicant is seeking to extend the time limit for implementation. The extant permission therefore expires on 25th September 2015.
 - ii). The building plot together with the land have been put up for sale and although there has been some interest, a buyer has not yet been found and the development has not started.*
 - iii). The applicant is in poor health and has come to accept retirement from farming. The demolition of the existing livestock buildings and the cessation of farming at Gold Place is best secured by appropriate conditional approval.
- * The farmhouse and annex are being marketed separately.
- 3.4 The details submitted herein are identical to the scheme allowed on appeal.
- 3.5 The existing livestock buildings will be demolished, ground levels reinstated and the access be reformed.
- 3.6 The development will be contained within the village development boundary defined by the previous local plan and remains outside of the green belt.

4. Planning History

- 4.1 Application 11/00391/OUT sought outline consent for four affordable homes. The application was refused, a decision upheld upon appeal.
- 4.2 Application 12/00118/FUL sought consent for an open market dwelling including the demolition of the existing agricultural buildings and change of

use from agricultural land. The application was refused, but allowed on appeal.

- 4.3 Application 12/01283/CONDIS dealt with the discharge of conditions on 12/00118/FUL and was discharged in March 2013
- 4.4 Application 13/00427/FUL sought full consent for two affordable sustainable homes. The application was refused, a decision upheld upon appeal.
- 4.5 Application SMD/2014/0561 sought to retain one of the livestock buildings and to demolish the other upon completion of the dwelling. The application was refused.

5. Description of existing site

- 5.1 Gold Place is an agricultural smallholding situated at the southern end of Randles Lane.
- 5.2 The holding extends to 3 acres or thereabouts.
- 5.3 Vehicular and pedestrian access onto Randles Lane is via a concrete track which runs between Gold Place and The New Bungalow.
- 5.4 Three portal frame agricultural buildings are grouped around a yard, below and directly to the west of Gold Place.
- 5.5 The application site covers the access and the area employed by livestock building No 1, closest to Gold Place and extends to 718 sq. m.
- 5.6 An unsurfaced track continues past the farm buildings to the small field to the West.
- 5.7 Ground levels slope down from east to west with reducing gradients further to the East. Livestock building No 1 is set into the slope of the ground.
- 5.7 Boundaries are mostly dry-stone walls. A metal fence borders the southern part of the boundary with Burnside Cottage.

Please refer to the accompanying Existing Block Plan for further details.

6. Description of proposed development

- 6.1 The livestock buildings will be demolished and natural ground levels restored to the levels shown on the accompanying elevational plans. The ground should be made up with certified, clean uncontaminated infill. The garden should be made good with 300 mm of clean topsoil to BS3882.
- 6.2 The dwelling is a four bedroomed brick and tile dwelling of traditional design. The internal floor area is ~ 110 sq. m. per floor.

- 6.3 The building is basically T shaped in plan, with the main range aligned east to west. The gabled wings face north and south.
- 6.4 The building has an integral garage.
- 6.5 The walls will be built using cheshire commons.
- 6.6 The roof will be clad in blue-grey clay tiles.
- 6.7 The roof-line will be edged with a dentilled eaves and verge to match the traditional local vernacular; i.e. no projecting rafters, fascia boards or soffit.
- 6.8 Windows openings feature stone heads and cills. Windows are uPVC casements set 75 mm or so into the reveal.
- 6.9 Doors will be white uPVC.
- 6.10 The garage doors will be side hung, vertically boarded hardwood.
- 6.11 Windows and doors are controlled fittings and should comply with building regs. part F and L.
- 6.12 Heating to be provided by an oil fired boiler supplemented by a DEFRA approved wood burning stove.
- 6.13 Rainwater goods to comprise black 110 mm half round guttering with 68 mm round downpipes. These will discharge to a new soak-away sited to the south of the building.
- 6.14 No external soil pipes are required. Soil pipes discharge to the existing foul drain, recently adopted by Severn Trent.
- 6.15 Electricity should be provided via an underground service connection.
- 6.16 Vehicle hardstanding and parking areas to be surfaced in water permeable block paving.
- 6.17 Pedestrian areas including the patio and perimeter strip around the sides and back of the building will be surfaced with Indian stone paviours.
- 6.18 The boundaries will be enclosed by a combination of the following:
- i). The existing block retaining wall on the Gold Crest boundary.
 - ii). The existing drystone boundary wall on the Windy Ridge boundary.
 - iii). New 1.8m high vertically boarded fencing on the western boundary.
 - iv). New sheep fencing on the open field boundary to the North West.
- 6.19 No trees or hedges are affected by the proposed development.
- 6.20 No protected species are affected by the proposed dwelling.*

* Note. Apex ecology carried out an ecological survey, re 11/00391/OUT. This considered the (loss of) the agricultural buildings, impact upon the

pasture and the impact upon amphibians in the pond which lies to the west of the site.

Although the ecological impact of this proposal is limited to demolition of the buildings, please note that the Apex report is resubmitted without revision.

7 Access Design

- 7.1 The access onto Randles Lane will be reformed, providing a 2mx43m visibility splay to the North. The access will be surfaced with permeable block paving and the highway boundary delineated with edging blocks.
- 7.2 Junction visibility to the North exceeds SCC Highway's 43 m. minimum standard given a road speed of 30mph. The road has traffic calming humps and in practice, traffic generally moves at a crawl.
- 7.3 Junction visibility to the South is restricted to 14 m. or thereabouts. Since the site is almost at the end of Randles Lane with only a couple of houses beyond, the restriction is unlikely to be problematic. SCC Highways raised no objection to a development of up to four houses on the site, re 11/00391/OUT.
- 7.4 The width at the access onto Randles Lane is 4.8m, with a kerb radius to the north of 6.0m.
- 7.5 The gradient at the access onto Randles Lane is 1 in 14. The gradient steepens to 1 in 9 between the New Bungalow and Gold Place before flattening out to a uniform gradient of 1 in 38.
- 7.6 The access widens sufficiently to allow domestic vehicles to turn without reversing onto Randles Lane (unadopted).
- 7.7 The site has sufficient parking space for three vehicles, one garaged.
- 7.8 The site has good access to the A520 and with it links to Cheadle, Leek and the Potteries conurbation. The A520 has regular bus services including the No 16 Leek to Hanley service which runs every 20 minutes at peak times.
- 7.9 The site is within a short walk of local services including the petrol station/ convenience store, pub, school and village hall.
- 7.10 Access and circulation within the building comply with building regs. part m.

8 Space About Dwellings

- 8.1 The garden at the rear of the building extends to 172 sq. m, with a mean length of 11.3m.

- 8.2 The principal window interfacing distance between the rear of the proposed dwelling and Windy Ridge Cottage is equal to or greater than 22 m, without obstruction to 25° vertical and 45° horizontal rays.
- 8.3 There are no principal windows in the gable elevation facing the southern, kitchen end of Gold Place.
- 8.4 The distance between the East side of the rear wing, with a kitchen window at ground floor level, and the retaining wall forming the boundary with Gold Crest is ~ 8.2m
- 8.5 The dwelling is orientated with the main axis aligned East to West. This reduces the end-on width presented to Gold Place & Gold Crest so that it does not block light.

Please refer to the accompanying 1:50 Proposed Plans & Elevations, 1-200 Site Elevations and 1:200 Proposed Block Plan for further details.

9. Environmental Management

- 9.1 The proposed development will be built to the latest building standards including Part L1A, conservation of fuel and power in new buildings, updated October 2010.
- 9.2 Supplementary heating will be provided by means of a DEFRA approved carbon neutral wood burning stove.
- 9.3 Access & vehicle hard-standing is SUDS compliant - PPG25 building regs. Part H.

10. Impact of the proposed development on the privacy and living conditions of neighbours and public amenity

- 10.1 There are four dwellings of interest; The New Bungalow to the North, Windy Ridge Cottage, 22 m. to the south. Gold Place, ~7 m. to the East and Gold Crest ~15 m. to the East:
- 10.2 The New Bungalow: There are no principal windows in the flanking gable elevation at the New Bungalow which lies ~ 20 m. to the north. The relative position and orientation are such that no loss of light can occur. The removal of livestock buildings No 2 and 3 shown on the existing block plan will improve the outlook when viewed from here. It should be noted that the owner of The New Bungalow is the son of the applicant, has an interest in the site and supports the proposed development.
- 10.3 Gold Place: The relative position and orientation of the proposed dwelling is such that no significant loss of light can occur. There are no interfacing principal windows, so no loss of privacy can occur. The removal of livestock building No 3 will improve the outlook. Gold Place belongs to the applicant who supports the proposed development.
- 10.4 Gold Crest: Similarly, the relative position and orientation of the proposed dwelling is such that no significant loss of light can occur. The side window

of the kitchen on the rear gable faces the retaining wall between the two properties. This is the only principal window, so no loss of privacy can occur. The removal of all three livestock buildings will improve the outlook when viewed from here. The dwelling is occupied by the applicant's daughter who also supports the proposed development.



Fig. 2 Showing the rear of Windy Ridge Cottage

- 10.5 Windy Ridge Cottage: The proposed dwelling has been sited to maintain the minimum window interfacing distance of 22 m. 25° and 45° rays have been drawn from the principal windows to ensure that no loss of light occurs. The separation is sufficient to ensure that there is no loss of privacy.

The window interfacing distances have been measured from the principal windows on the main part of Windy Ridge Cottage, including the flat roofed extension with north facing window. The other flat roofed extension and the large outbuilding adjoining the boundary do not have interfacing windows and has not been considered. The removal of livestock buildings 2 and 3 will improve the outlook when viewed from Windy Ridge Cottage.

- 10.6 Neighbour amenity: The proposed development respects the adopted SPG on space about dwellings and should not therefore have an adverse impact upon the privacy or amenity of neighbours.
- 10.7 Planning Gain: There is a benefit arising from the demolition of the agricultural buildings, the restoration of the natural ground levels and improved outlook over the green belt.

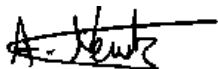
10.8 Design & Massing: The dwelling is generally of traditional design, in keeping with the character of the early Victorian traditional buildings in the area, e.g. the Vicarage and Sunnyside, Randles Lane. This is achieved by using plain cheshire common bricks, plain blue-grey tiles and vernacular detailing; dentilled eaves and verge and well proportioned casement windows with stone heads and cills throughout.

The Tee shaped plan makes best use of the available plot since this is constrained by the village development boundary and the relationship with the neighbouring dwellings. It also helps to break up what would otherwise be a monotonous principal and rear elevation.

The integral garage makes best use of the available space and is appropriately detailed with side hung vertically boarded doors and stone lintels.

The site area and massing are similar to the newer properties, e.g. Glendale and the Hollies on the opposite side of Randles Lane. The external footprint of the proposed dwelling is 125 sq. m. This compares with 180 sq. m. for Glendale. The proposed site area is 718 sq. m. which compares with 730 sq. m for Glendale.

10.9 Landscaping: Hard landscaping includes the restoration of ground levels, surface and boundary treatments as described in sections 6 & 7. Levels, soft landscaping and drainage details are as described in the application for discharge of conditions, 12/01283/CONDIS, and are reattached in the accompanying sectional plan, ref Landscape Elevations 1-100 A3 Rev0 and the landscaping and drainage plan ref Landscaping & Drainage 1-200 A1 Rev0.



A W Newby, B.Sc (Eng). DMS.
Tuesday, 26 May 2015
PME Planning Services