STAFFORDSHIRE

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Staffordshire Moorlands District Council
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Application for Outline Planning Permission With Some Matters Reserved.

Town and Country Planning Act 1990

08 / 0 1 0 6 8 / OUT 30 MAY 2008 - SMD Part 1

Publication of planning applications on council web sites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website. Please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Extension Number

2. Agent Name, Address and Contact Details

Extension Number

3. Description of the Proposal

☒ ☐ ☐ ☐ ☐ Scale

4. Site Address Details

5. Pre-application Advice

6. Pedestrian and Vehicle Access, Roads and Rights of Way

7. Waste Storage and Collection

8. Neighbour and Community Consultation

9. Council Employee / Member

10. Materials

10. Materials (continued)

11. Vehicle Parking

12. Foul Sewage

13. Assessment of Flood Risk

14. Biodiversity and Geological Conservation

15. Existing Use

16. Trees and Hedges

17. Trade Effluent

18. Residential Units

								4+	Unknown

19. All Types of Development: Nonresidential Floorspace

20. Employment

21. Hours of Opening

	Days	Not known
	Time	

22. Site Area

23. Industrial or Commercial Processes and Machinery

24. Hazardous Substances

24. Hazardous Substances (continued)

25. Site Visit

26. Certificates (Certificate A)

26. Certificates (Agricultural Holdings Certificate)

27. Declaration

DESIGN AND ACCESS STATEMENT

PROPOSAL : **Erection of single dwelling (outline)**
ADDRESS : **112 Basford Bridge Lane**
APPLICANT : **Mrs Fleming**
DATE : **May 2008** **JOB No.** : **2008.1563**

DESIGN

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ASSESSMENT

Assessment Area

The site represents part of the garden of a dwelling within the settlement boundary of Cheddleton with a frontage onto Basford Bridge Lane. The application site is located in a predominantly residential area. Land to the rear of the site is agricultural. Given that the nature of the proposal is residential, it is considered that the Assessment Area should be informed by the character of dwellings near the site.

Physical

Existing housing around the application site is mixed in both age and size, although the majority of housing comprises detached dwellings standing in their own grounds and facing Basford Bridge Lane. Materials tend to be a local brick although there is also a degree of painted render in the area. Roofs are mainly gabled although there are pockets of hipped roofs nearby. Roof materials are mostly dark grey tiles.

Planning Policy

The Development Plan for the area consists of the saved policies of the Staffordshire and Stoke On Trent Structure Plan and the Staffordshire Moorlands Local Plan. Policies relevant to this proposal are contained in the local plan. The Local Plan places the site in the development boundary of Cheddleton. Policy H4 states that new housing development will be expected to locate within settlement boundaries where it can be serviced and where it is sympathy with the area.

PPS1 Delivering Sustainable Development sets out the Governments strategy for the provision of new development in sustainable locations. The village has a local general store, a GP surgery, a primary school and an active community hall. A bus service is available to the nearby market towns of Leek and Cheadle.

PPS3 Housing requires that when Local Planning Authorities determine planning applications for housing they should have regard to its policies as material considerations (paragraph 68). It states that LPA's are responsible for delivering both the right quantity of housing to meet demands and needs in its area, and the right quality and mix for its communities. Para 25 states that one of the Government's key objectives is to provide a variety of high quality market housing and includes the managed replacement of existing housing where appropriate. Para. 36 states that housing should be developed in suitable locations which offer access to local jobs, key community facilities and infrastructure.

Secure By Design

The layout of the proposal and the detailing of the proposed dwelling are capable of satisfying secure by design principles.

INVOLVEMENT

Pre-application involvement for this application relates to a consultation with the County Copuncil regarding access arrangements. The proposal is influenced by the pattern of residential development near the site.

EVALUATION

The site lies in an area where the principle of housing development is supported by planning policy. The size of the plot is considered appropriate for a single dwelling, taking into account the pattern and density of housing nearby.

The position of the proposed dwelling, its relationship with existing houses satisfies the Space about Dwellings standards at Appendix 3 of the Local Plan. The design of the proposed dwelling is a reserved matter and will need to reflect the character of development in the area.

The site access will be provided with visibility splays.

DESIGN

Use

The application proposes a residential use by the erection of a single dwelling.

Amount

The proposal is for the erection of a single detached dwelling. This equates to a site density of 23 dwellings/hectare. Whilst this is below Government guidance on urban densities, it is largely driven by the need to deliver a development that contributes to the character of the area and is inkeeping with densities in the area.

Layout

In accordance with paragraph 52 of Circular 01/06 the application drawings show an indicative layout. It also illustrates an indicative access point.

Scale

The application proposes a building having the following scale parameters:-

Height:	Maximum 5.5m;	Minimum 7.5m
Width:	Maximum 6.0m;	Minimum 8.5m
Depth:	Maximum 10.0m;	Minimum 12.0m

Landscaping

Given the nature of the site and then proposed layout, landscaping can be provided within the site.

Appearance

Proposed materials is a reserved matter However it is likely the walls will be brick with the roof likely to be plain tiles.

ACCESS

VEHICULAR AND TRANSPORT LINKS

The site is located on a major bus route providing access to Leek Bus Station, Cheadle and the Potteries.

INCLUSIVE ACCESS

The development provides for occupation by less abled people through compliance with Part M of the Building Regulations by the provision of level accesses to the principal entrances to the proposed houses, and provides internal arrangements, such as the width of corridors and doorways, that are suitable for less able access.