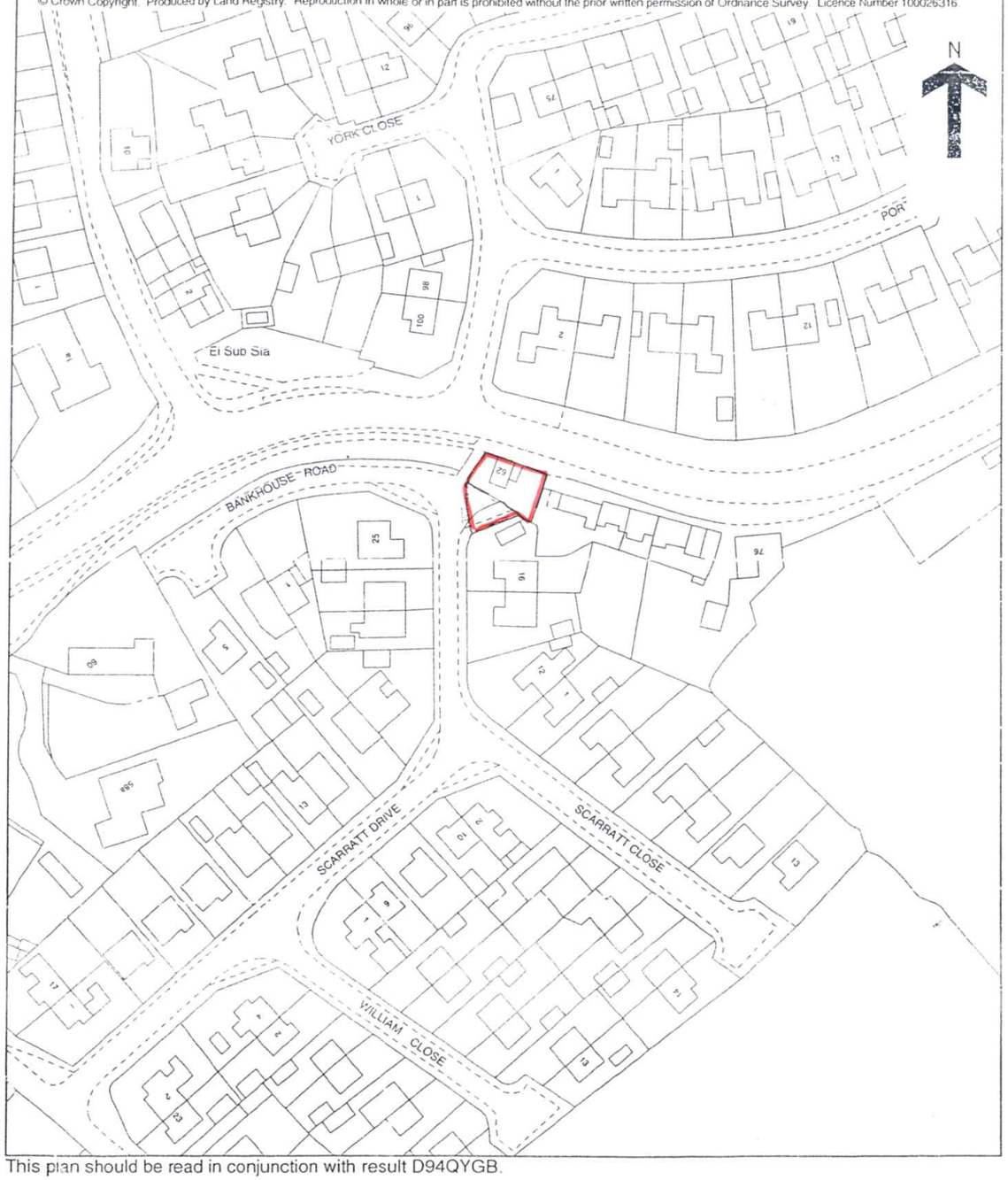
Land Registry
index map plan

Ordnance Survey map reference SJ9641NE
Scale 1:1250
Plan prepared on 19/06/2007 at 00:00:01

08/011181/ FUL 17 JUN 2008 - S M D

© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This plan should be read in conjunction with result D94QYGB.

This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.

0256004002

STEPHEN GOWER ASSOCIATES
TOWN & COUNTRY PLANNING
CONSULTANCY
29A ST EDWARD STREET
LEEK
STAFFORDSHIRE
ST13 5DN

Tel: 01538 386808
Fax: 01538 384401

SUPPORTING INFORMATION: INCLUDING DESIGN AND ACCESS STATEMENT FOR A REPLACEMENT DWELLING, 62 CHEADLE ROAD FORSBROOK REVISED APPLICATION

MR C R ELKIN

1. **Introduction**

1.1 Although this dwelling was occupied until comparatively recently, during 2006, the building has deteriorated badly and would need significant repairs to bring it up to a habitable standard. The property is also very small providing only single bedroom accommodation (plus one small box room) and lacks most modern facilities. The owner has therefore resolved that the most worthwhile course of action would be to demolish the existing building and replace it with an appropriately designed dwelling.

1.2 The opportunity has also been taken to include land at the rear of the site as part of the application, as this will improve provision of amenity space and car parking for the new dwelling. This area of land has largely been unused since the development of the adjoining estate along Bankhouse road. The applicant, through his solicitor has tried to establish the ownership of the land but without success. The application has therefore been submitted under the appropriate procedure with Certificate D and press advertisement of the application. It is contended that it would be better from both a private and public perspective that such areas of land are included as part of a development, to ensure satisfactory maintenance and upkeep.

1.3 Following a meeting with the Council's planning officers the design of the scheme has now been changed to incorporate features which will improve the appearance of the main road frontage elevation and the means of enclosure to the site from a public perspective.

2. Planning Policies

2.1 The site is situated within the village development boundary for Forsbrook as identified in the adopted and review Local Plan. In such circumstances Policies H4 and H5 state there is a presumption in favour of new housing development where it is in sympathy with the character of the existing settlement in terms of scale, density and environmental quality.

2.2 In relation to the Review Local Plan Policy, NP8 is relevant reflecting national guidance for development of brownfield sites which is the clear situation with the majority of the site. In respect of the added area of land strictly speaking this would be classed as vacant land, although it has been used for car parking purposes over the years. Nevertheless by ensuring an appropriate form of development of the main site it is contended that the precise definition of this added area as set out under PPS3 should not be an overriding consideration if it enables the proper development of this site overall.

2.3 In all other respects in relation to the criteria set out under Policy NP8 it is argued that :-

- The site is in a suitable location on a main bus route (bus stop next to) which offers access to jobs, shops and services by means other than the car.
- There would be minimal effect on the existing infrastructure with a larger dwelling on this plot.
- The scheme would support local services and facilities.
- There are no known physical or environmental constraints on the development of the land.
- It will be contended that the scheme is of a scale and character appropriate to the locality (See Design Issues)

3. **Planning Considerations**

Design Issues

3.1 The original dwelling was not considered to be in a satisfactory condition to retain and extend. The erection of a replacement house was therefore pursued making use of the benefits the additional land to the rear provided in terms of siting a dwelling which better contributed to the street scene in terms of its relationship with nearby properties.

3.2 It is proposed to erect a three bedroom detached house of brick and tile construction with gabled roof. The building would include design features to create interest particularly from the main public perspective fronting Cheadle Road, with a partial set forward of the lounge and main bedroom under a short section of gabled roof and 3 course dental brickwork. The windows would also include stone heads and sills. Two courses of brickwork would be included as verge features instead of barge boards to both gable ends as indicated on the plans. The application has now been altered to include additional details with a recessed gable, addition of a chimney and better balance of windows. The means of enclosure to the site frontage has also been changed to include a stone boundary wall with fencing to the amenity space set well back on the plot.

3.3 Careful consideration has been given to siting the building so that it is satisfactory in the street scene to Cheadle Road. The original property with its gable end to the main road was not considered to be appropriate for the new house as it would not have enjoyed a satisfactory relationship with adjacent properties on the eastern side of Cheadle road. The siting of the property with its frontage to Cheadle road would also enable better provision of amenity space to the side and rear garden. Private amenity space of some 101sq metres would be available which would be in accordance with the Council's normal standards.

Access Issues

3.4 An important footpath link from the Scarrattt Drive estate cuts across the frontage of this property providing pedestrian access to the main Cheadle road and the bus stop. It would be the

intention to construct a new section of footpath along the western edge of the site to link with the existing pavements on Scarratt Drive.

3.5 Vehicular access to the application site would be onto Scarratt Drive with two parking spaces indicated to meet the Councils normal standard. Pedestrian access only would be proposed to Cheadle road, a dwarf wall delineating this frontage.

4. **Other Material Considerations**

Although only a small building, as it is intended to demolish the existing house the roof space has been checked for the presence or otherwise of bats. A survey was carried out on 11th January 2008 (Appendix 1). No evidence of bat droppings was found and in other respects the site did not have any other features which would be suitable as bat roosts. There would therefore be no overall loss of bat habitat in the locality.

5. **Conclusion**

The demolition of this small house and the inclusion of this additional land to the rear of the site presents an opportunity for the erection of a dwelling which would be more in keeping with adjoining properties and better relate to the street scene generally, along this main highway through Forsbrook. It is contended that the scheme is in accordance with latest national guidance and Development Plan policies for development of brownfield sites. In design terms the dwelling would be constructed to a high standard which would relate satisfactorily to adjacent properties and comply with the Council's normal amenity and parking standards. The revised scheme in particular now includes all the features which were considered necessary to ensure the development achieved the high standard required for this prominent location in the street scene.

4. **Other Material Considerations**

Although only a small building, as it is intended to demolish the existing house the roof space has been checked for the presence or otherwise of bats. A survey was carried out on 11th January 2008 (Appendix 1). No evidence of bat droppings was found and in other respects the site did not have any other features which would be suitable as bat roosts. There would therefore be no overall loss of bat habitat in the locality.

APPENDIX 1

STEPHEN GOWER BA DIPTP MRTPI
- LICENSED BAT WORKER
- MEMBER OF STAFFORDSHIRE MAMMAL GROUP

Bat Survey of Existing Property at 62, Cheadle Road, Forsbrook.

Date of Survey- 11th January 2008

1. Description

This property is a small one bedroomed two-storey house constructed mainly of brick walls with some stone on the rear ground floor elevation and small clay tile roof. It was last occupied sometime in 2006. The roof void to the property forms a separate space to the first floor accommodation and comprises two sections, which provide the best potential for roosting bats.

2. Purpose of Survey

To establish the likelihood of bats being present being present, a protected species under the Wildlife and Countryside Act 1981. As it is intended to demolish the building it must be surveyed to establish if bats are present before any work is commenced and, if present, appropriate mitigation measures agreed.

3. Appraisal

3.1 Although the main interest for roosting bats would be the roof space, because the building has been vacant and unheated it could have more of a potential as a hibernation site. All room and at both ground and first floor were therefore checked but no evidence of use was found.

3.2 In respect of the roof spaces, the first floor ceiling was in very poor condition. The roof space was open to the elements of wind and rain from a significant sized opening on the northwestern corner of the building where there was evidence of an old birds nest. This section of the roof space

was checked by visual inspection and endoscope, with some difficulty but no indication of bats droppings was observed. Similarly the smaller roof section exhibited an opening on the southeast corner, where again evidence of an old birds nest. No bat droppings were observed and it was evident that this section would be subject to the elements of wind and rain.

4 Conclusion

From the inspection of the building and assessment of its overall condition it did not represent a particularly suitable habitat for roosting bats. The main area of interest, the roof space was in a poor condition and open to the elements of wind and rain. No evidence of bat droppings was found and the demolition of the building should not therefore cause any problems in respect of this protected species. In this particular case and taking into account its location adjoining a suburban housing estate I would not advise that any mitigation measures are necessary.

C. ELKIN,

62 CHEADLE ROAD, FORSBROOK,

STOKE ON TRENT, ST11 9AS.

PROPOSED REPLACMENT DWELLING.

SITE PLAN AS PROPOSED.

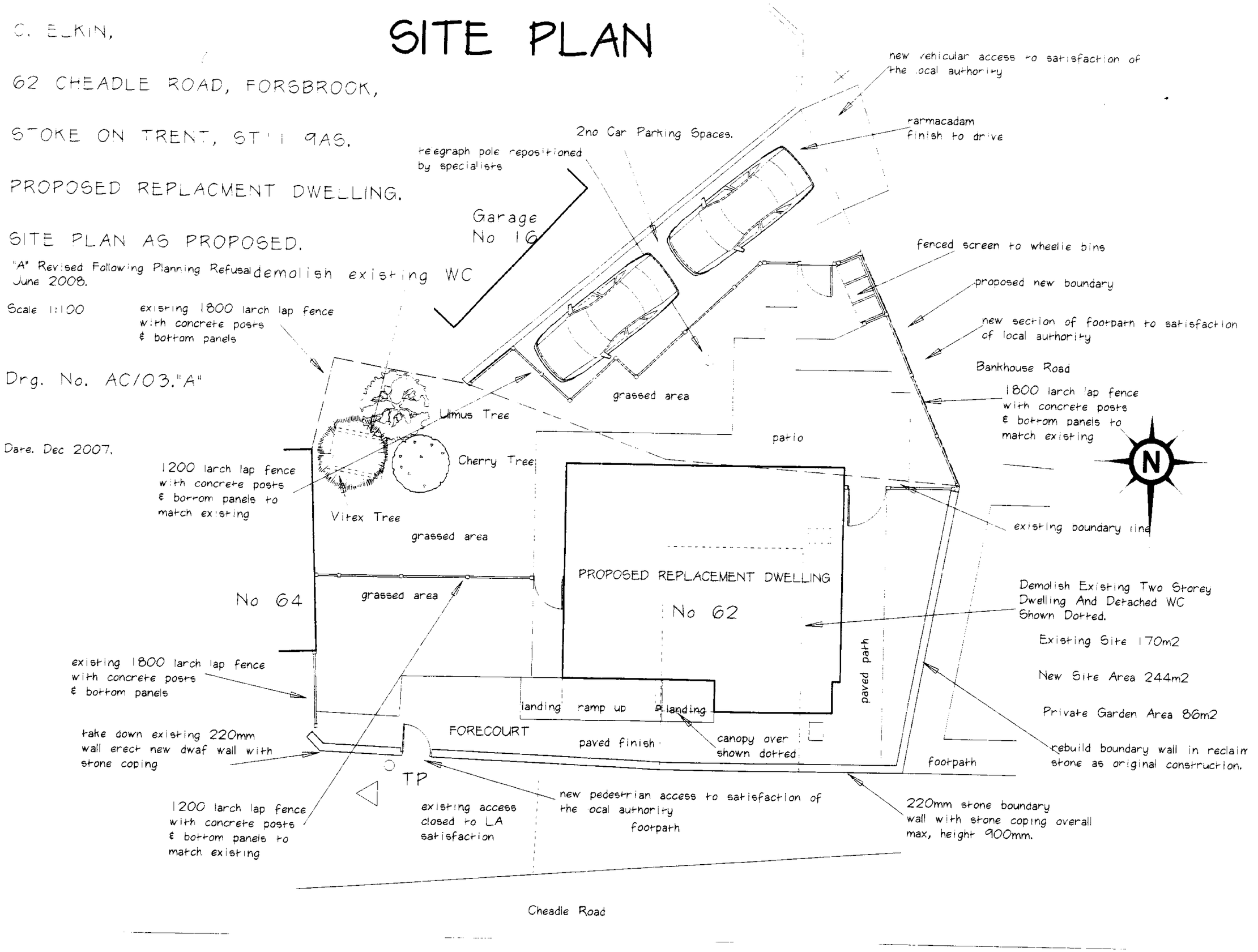
"A" Revised Following Planning Refusal demolish existing WC
June 2008.

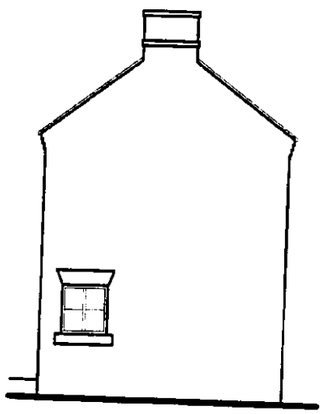
Scale 1:100

Drg. No. AC/03."A"

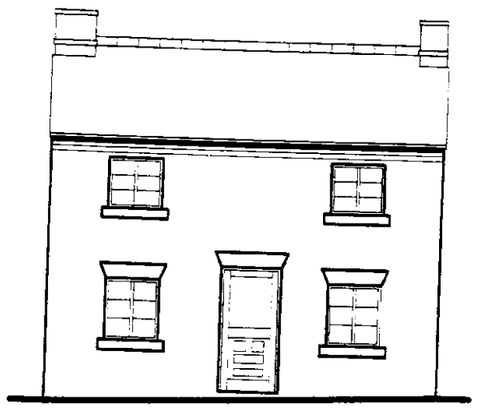
Date. Dec 2007.

SITE PLAN

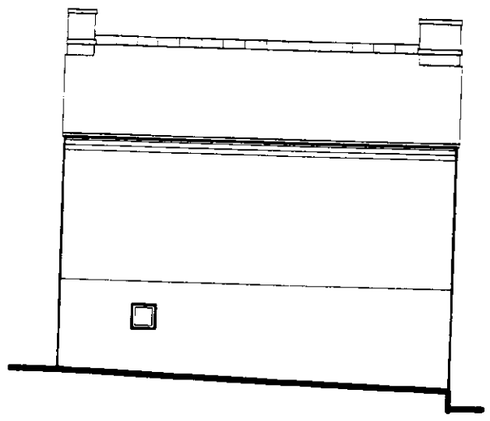




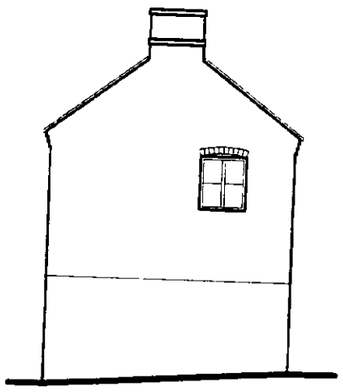
NORTH ELEVATION



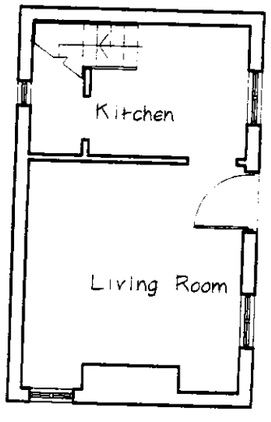
WEST ELEVATION



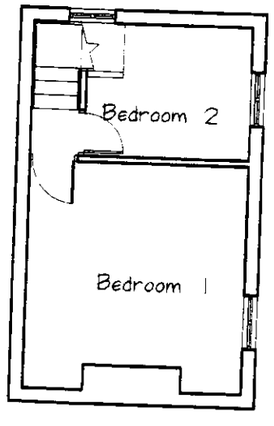
EAST ELEVATION



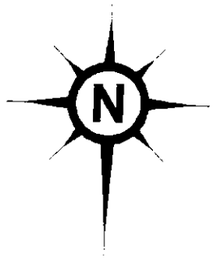
SOUTH ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



C. ELKIN,

62 CHEADLE ROAD, FORSBROOK,

STOKE ON TRENT, ST11 9AS.

PLANS AND ELEVATIONS AS EXISTING.

scale 1:100 Drg. No. AC/01. date. Dec 2007.

C. ELKIN,

62 CHEADLE ROAD, FORSBROOK,

STOKE ON TRENT, ST11 9AS.

PROPOSED REPLACMENT DWELLING.

SITE PLAN AS EXISTING.

Scale 1:100

Drg. No. AC/02.

Date. Dec 2007.

