STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Part one

Application for Planning Permission.
Town and Country Planning Act 1990

08 / 0 1 2 3 3 FUL 3 0 JUN 2008 - S M D

ublication of planning applications on council web sites
lease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form nd in supporting documents may be published on the council's website.
f any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection ct and is not to be published on the council's website, please contact the council's planning department.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

Title: Mr | First name: Michael | Surname: Law

Company name:

Street address: Nabhill House
Nabhill Avenue

Town/City: Leek
County: Staffordshire
Country: UK
Postcode: ST13 8EF

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: james | Surname: glover

Company name:

Street address: 75 beggars lane

Town/City: leek
County: staffordshire
Country: UK
Postcode: st13 8hp

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:		07716330830	
Fax number:			

Email address: jglover365@hotmail.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed detached 2.5 storey dwelling linked to an existing garage and associated parking and demolition of existing adjacent garage.

Has the building, work or change of use already started? ( ) Yes (●) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 Suffix:

House name: Nab Hill House

Street address: Nab Hill Avenue

Town/City: LEEK

County: Staffordshire

Postcode: ST13 8EF

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 397287

Northing: 356775

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (●) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Robert Surname: Duncan

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Positive

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

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (●) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (●) No

Are there any new public roads to be provided within the site? ( ) Yes (●) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (●) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (●) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (●) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (●) No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (●) No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (●) No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Red / Brown facing brickwork to LA approval

10. Materials (continued)

Roof - description:

[illegible]

[illegible]

[illegible]

[illegible]

Windows - description:

[illegible]

[illegible]

[illegible]

[illegible]

Doors - description:

[illegible]

[illegible]

[illegible]

[illegible]

Boundary treatments - description:

[illegible]

[illegible]

[illegible]

[illegible]

Vehicle access and hard standing - description:

[illegible]

[illegible]

[illegible]

[illegible]

Are you supplying additional information submitted [illegible] statement? ○ Yes ● No

11. Vehicle Parking

Please [illegible]

Type of vehicle	Existing number of spaces	Total proposed including spaces retained	Difference in spaces
[illegible]	[illegible]	[illegible]	[illegible]

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Trade/sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cesspit	☐		

Other:

Are you proposing to connect to the existing drainage system? ● Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawing and state references for the [illegible] drawing(s) drawing ref: SK1946[illegible]

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and [illegible] Environment Agency standing advice and your local planning authority requirements for information as necessary. ○ Yes ● No

[illegible]

Is your proposal within 20 metres of a watercourse (e.g. river, stream or creek)? ○ Yes ● No

Will the proposal increase the flood risk elsewhere? ○ Yes ● No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

Garden Land

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 740 hectares

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

None

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ○ The applicant ◉ Other person

If Other has been selected, please provide:

Contact name:

Title: First name: Surname:

Telephone number:

Country code: National number: Extension number:

Email Address:

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Michael Surname: Law

Person role: Applicant Declaration date: 27/06/2008 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: Michael Surname: Law

Person role: Applicant Declaration date: 27/06/2008 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 27/06/2008

Design and Access Statement

On behalf of Mr. M. Law & Mrs. R. Trafford

Proposed detached 2.5 storey dwelling linked to existing garage with associated parking and demolition of adjacent garage on land adjacent to Nab Hill House, Leek.

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1 Introduction

1.1 This Design and Access Statement has been prepared on behalf of Mr & Mrs. Trafford in support of the planning application on land adjacent to Nab Hill House, Nab Hill Avenue, Leek ST13 8EF.

1.2 The application proposes to construct a single detached 2.5 storey dwelling, linked to an existing garage, with associated parking, including the demolition of an adjacent garage. The proposed development has emerged with close reference to SMDC's design guidance and adopted policies.

1.3 The Statement seeks to identify the various constraints and influences that have informed the design process and resulted in the submitted design solution. The following matters are addressed in the proceeding sections:

Section 2 - Site Location and Description
Section 3 – Description of the Proposed Development
Section 4 – Design Policy and Guidance
Section 5 – Design Assessment
Section 6 – Access Assessment
Section 7 – Key Views of the Site
Section 8 – Conclusions

2 Site Location and Description

2.1 The application site extends to approximately 720sqm (0.178 acre) and is located off the end of Nab Hill Avenue adjacent to Nab Hill House.

2.2 The site was previously residential garden land to Nab Hill House, Leek.

2.3 The site is relatively flat but is broken by 2No. differing plateaus with a level difference of approx. 900mm.

2.4 There are a number of mature trees/bushes around the North and West of the site. It is not proposed that these will be affected by the development due to the position of the dwelling and sensitivity to the environs.

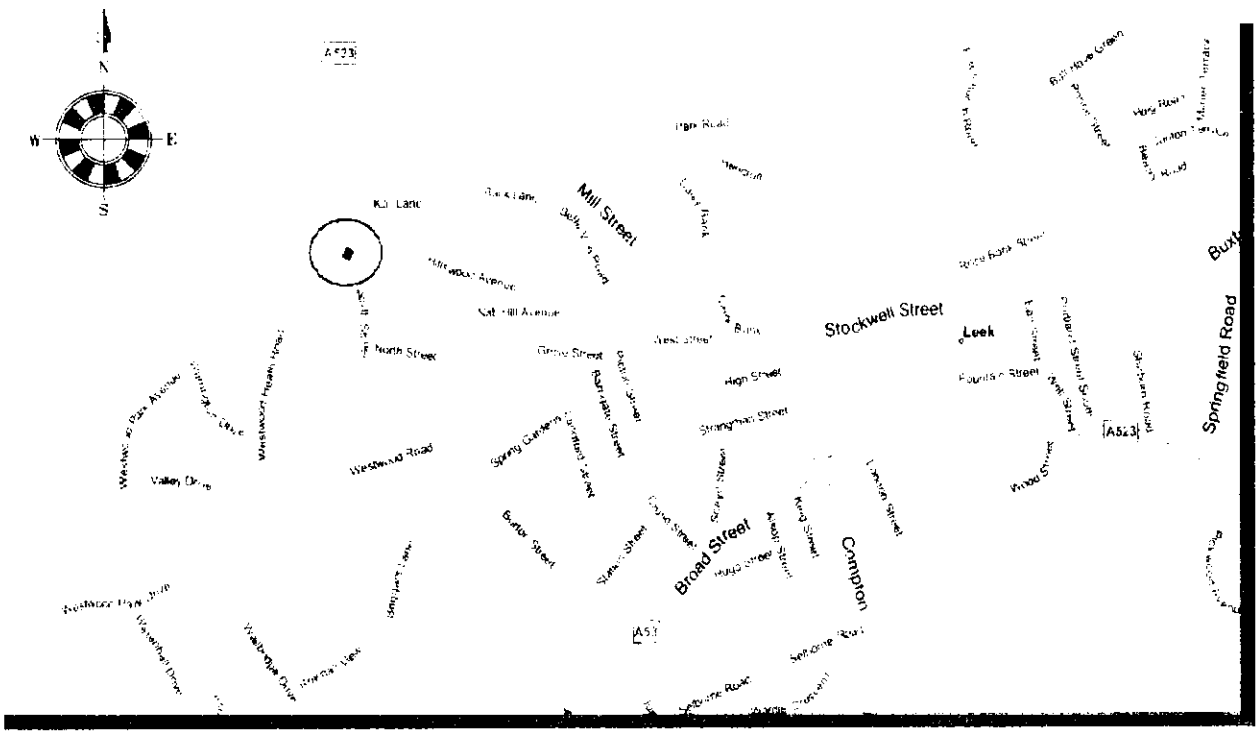
Aerial View



Aerial – Large scale



Location Plan



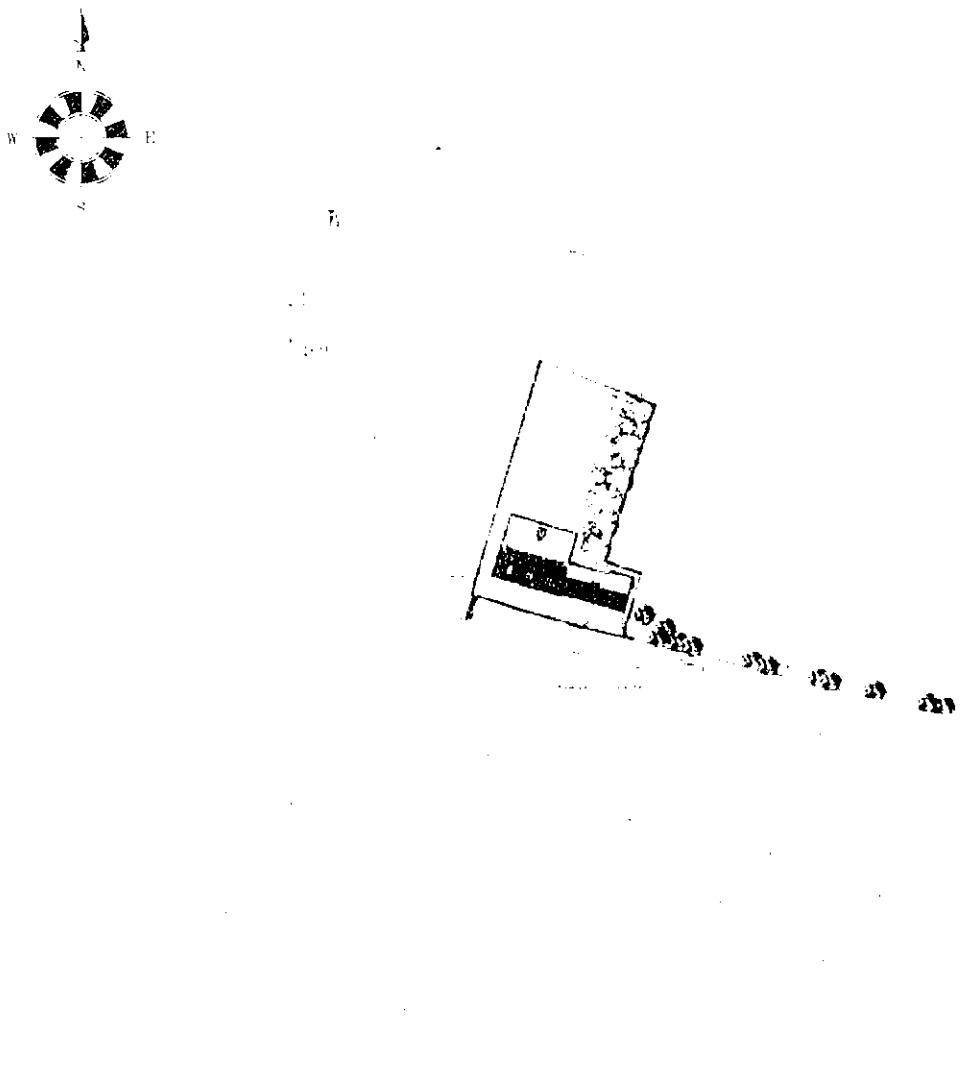
3 Description of the Proposed Development

3.1 The application is for a 289.4sqm (3115sqft), 5 bedroom detached 2.5 storey, with associated car parking for 3No. cars.

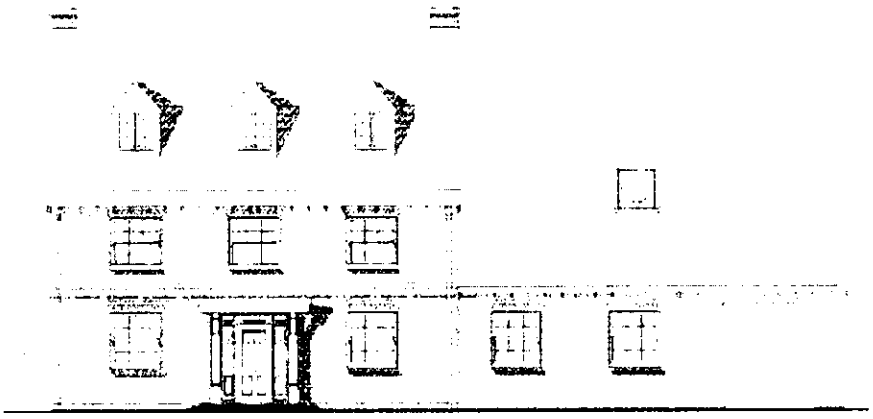
3.2 The main access to the new dwelling will be off the existing private drive to Nab Hill House from Nab Hill Avenue. The new driveway into the site will provide parking for 3No. cars.

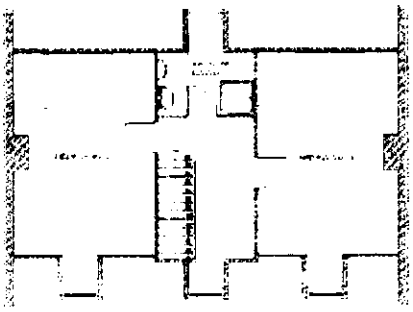
3.3 The orientation of the dwelling will enjoy the views from the South, over Horse Bridge and the River Churnet and beyond over Cheddleton.

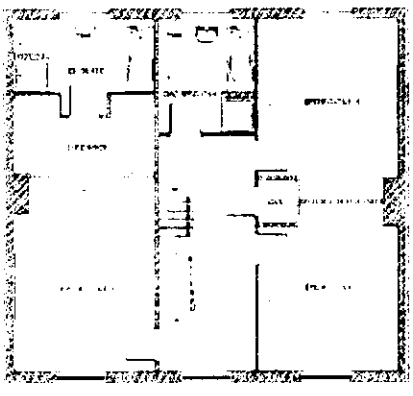
The Site



House Plans







House Design

The design is Georgian (18th Century). Georgian style embraces a century under the reign of three Georges and is often divided into the Palladian, early and late Georgian periods. The style is reminiscent of this period and encompasses the overall scale and massing with the method of an annex building attached. The dwelling will also have qualities of large sash style windows, brick detailing, large entrance door, small characteristic dormers, exposed rafter legs, a roof tower and double chimneys.

4 Design Policy and Guidance

National Guidance

4.1 Guidance on design matters is available in the form of a variety of sources. At the national policy level, Planning Policy Statement 1: Delivering Sustainable Development identifies sustainability as the core principle at the heart of planning decisions. PPS1 advises that sustainability should be promoted through a high quality of good and inclusive design. Paragraph 35 states that:

> *"High quality and inclusive design should create well mixed and integrated developments which avoid segregation and have well-planned public spaces that bring people together and provide opportunities for physical activity and recreation".*

4.2 Paragraph 35 also states that good design should:

- Address the connections between people and places by considering the needs of people to access jobs and key services;
- Be integrated into the existing urban form and the natural and built environments;
- Be an integral part of the process for ensuring successful, safe and inclusive villages, towns and cities;
- Create an environment where everyone can access and benefit from the full range of opportunities available to members of society; and
- Consider the direct and indirect impacts on the natural environment.

4.3 PPS3 advises on 'Designing for Quality' and states that:

> *'Local planning authorities should develop a shared vision with their local communities of the type of residential environments they wish to see and develop plans and policies aimed at:*
>
> *(a) creating places, streets and spaces which meet the needs of people, which are attractive, have their own distinctive identity, and positively improve local character; and*
>
> (b) *which promote designs and layouts that are inclusive, safe, take account of public health, crime prevention and community safety, ensure adequate natural surveillance and make space for water where there is flood risk'.*

4.4 In particular PPS3 advises in paragraph 37 that new development should be of a high quality and consistent with PPS1 and that design issues should be:

> *'informed by its wider context, having regard not just to neighbouring buildings but to the townscape and landscape of the wider locality. This does not mean that new development should replicate it surroundings. The key consideration should be whether a development positively improves the character and environmental quality of an area and the way it functions.'*

4.5 The PPS3 'Design Companion Guide' provides advice on design issues and the impact that these may have upon housing developments. It states that:

> *'The successful integration of new housing with its surrounding context is a key design objective, irrespective of whether a site lies on the urban fringe or at the heart of a town centre. A crucial first step in achieving this is to develop a thorough understanding of the context within which the new housing will sit and then of the nature of the site itself and its immediate surroundings. This initial analysis will inform a whole range of subsequent design decisions including, for example:*
>
> - *scale and massing of development;*
> - *framework for movement;*
> - *landform, landscape and ecology of the site;*
> - *orientation of the dwelling;*
> - *mix of uses and provision of community facilities; and*
> - *amount and arrangement of car parking.*

Regional Spatial Strategy

4.6 The adopted Regional Spatial Strategy (in the form of RPG13) has regard to design at **Policy DP3 'Quality in New Development'**, which requires new developments to demonstrate good design quality and respect for their setting. The policy also encourages Local Planning Authorities to prepare local design strategies and principles to guide development proposals.

West Midlands Best Practice Design Guide

4.7 Published in draft on 30th June 2005 by the West Midlands regional Assembly the guidance has been devised "to provide a valuable introduction to the many types of design that should be considered by all parties involved in the planning process and to the issues that will need to be addressed."

4.8 The guide covers a number of design topics including:-

- Designs on security
- Access all areas
- Eco homes
- Energy efficiency
- The use of renewable energy
- Remaining in character : Integration with landscape
- Designing the public realm
- Accessibility : The transport issue
- Sustainability drainage systems

Within the introductions to the guidance it is stated that:-

> *"High quality, sustainability design is not just an ideal, but an objective that can be achieved with a clear understanding of the role and function of places and by following guidelines for best practice".*

Staffordshire Moorlands Unitary Development Plan

4.9 Policy B13 'Design' outlines the criteria for design considerations in new developments, with the following points relevant to the proposed scheme as follows:-

- The scale, density and massing of the proposed development relate well to its locality;
- The development includes characteristics of local distinctiveness in terms of design, layout and material;
- The building lines and layout of the development relate to those of the locality;
- External boundary and surface treatment is included as part of the development and is of a design and materials which related will to its surroundings;
- The development pays special attention to views into and out of any adjoining green space, or area of green belt;

- The development has regard to and does not detract from the city's skyline, roofscape and local views within the city;
- The satisfactory development or redevelopment of adjoining land is not prejudiced;
- There is no severe loss of amenity or privacy to adjacent residents;
- Adequate arrangements are made for the storage and collection of refuse within the curtilage of the site and the provision of litter bins where appropriate;
- The exterior of the development incorporates material to discourage graffiti; and
- Adequate arrangements are made for pedestrian and vehicular access and for car parking.

4.10 The policy goes on to state that in terms of design:

> *"New development should respect, complement and contribute to the character of the area, and make an improvement to areas where this is required"* (Para 7.135)

4.11 Supplementary Planning Guidance Note 10 'New Residential development' concerns itself with all aspects of new residential development, in particular it states that the design of new housing should:-

> *"Contribute to improving the quality of the urban environment in particular account should be taken of the character of the surrounding built form, paying particular regard to scale, building lines, roofscape, architectural features and materials."*

4.12 Policy H14 Affordable Housing

> *'The district council will seek to ensure that affordable housing both for sale and to rent is available to meet the needs of pensioners, single persons, first time buyers, low income groups and those with more specialised housing needs'.*

4.13 Policy H15 Affordable Housing

> *'exceptionally, planning permission may be granted for affordable housing on the edge of, or within, villages in rural areas on land that would not normally be released for development, provided that:-*
> *(a) the scheme would meet a proven local need that would not otherwise be met;*

(b) there are secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent occupiers as well as the initial occupiers;
(c) any such land released will be additional to the provision made for general housing demand;
(d) the scheme is of a scale and of a character appropriate to the location.
(e) within the green belt, small scale schemes may be permitted where suitable sites are available within existing settlements, but only in those more extensive areas of green belt away from the urban fringe'.

4.14 Supplemental Planning Guidance - HOUSING FOR LOCAL PEOPLE & AFFORDABLE HOUSING Dated: FEBRUARY 2005

The SPG sets out the guidelines the Council will use when securing the provision of affordable housing in the District through the planning applications process. The aims of the SPG are to:

- *increase the availability of dwellings for local people by restricting all new dwellings to occupation by people with a local connection; and*
- *increase the supply of affordable housing, by lowering the threshold at which affordable housing will need to be provided as a proportion of a housing development.*

Affordable housing will also be subject to the local occupancy requirement subject to the requirements of housing legislation.

By Design: Better Places to Live

4.15 The DETR published design guidance in 2002. Whilst the guidance strictly relates to residential development, it identifies a number of objectives that are considered pertinent to a range of land uses, to include:

- Character – to promote character in town spaces by reinforcing locally distinctive patterns of development
- Continuity and enclosure – to promote the continuity of street frontages and the definition of public and private space by enclosure

- Quality of the public realm – to promote public spaces and routes that are attractive, safe and accessible for all
- Ease of movement – to promote permeability and connectivity between public spaces

Secured by Design

4.16 Secured by design is a police initiative to encourage the inclusion of crime prevention measures in new developments. The guidance is founded upon a number of core principles, which include:

- The creation of attractive environments which meet the needs of legitimate users
- Effective site management and maintenance to encourage active use
- The encouragement of natural surveillance and overlooking
- The use of appropriate landscaping and planting to reduce the opportunity for crime
- The use of barriers to create a sense of community and ownership
- The use of appropriate lighting to enhance security and reduce anonymity

5 Design Assessment

5.1 The design assessment has been broken down into key design elements in order to assist consideration.

Constraints

5.2 As the site is used as garden land and has 2 level plateau's. The main plateau off the private driveway is level and consistent. This will be the ground floor level of the proposed dwelling. While the other plateau is to the garden area and will create a raised or terraced garden level.

- Tree/bush locations for build and shadowing
- Land topography

Site Layout

5.3 This 2 bedroom dwelling has an area footprint of 139sqm (1496sqft) in total, and sits on a plot size of approximately 736sqm (0.18 acre). This equates to only 18% of the overall plot plus driveway. The garden/amenity space is 425sqm plus front and side amenity area.
We have produced a bespoke design to suit the site and size utilising the best orientation and meeting all of the Local Authorities policies and design criteria. We have also design the front elevation to be subservient to Nab Hill House, yet showing good design characteristics.

5.4 The Council's SPG 'New Residential Development' states that:

'habitable room windowed elevations facing single and two storey flanked walls should be a minimum distance of 15m apart, and a further 1m for each additional 1m change in level between affected walls will be required'.

5.5 The interface distances between any adjacent dwellings are shown on the site plan and due to the topography are considered more than adequate.

5.6 The proposed building has been sited so as to cause the minimum amount of visual impact to existing residential properties whilst retaining existing site features and working within the physical restraints already identified. It will present a character building to the streetscene and help to provide a sense of place.

5.7 The site layout allows distance between existing residential properties and the new dwelling to be achieved whilst allowing direct, easy access into the site. The layout respects the character and setting of the site and it's surrounding, particularly paying respect to the existing residential

dwellings and encompassing it in an area of garden land which will not only provide an attractive, diverse and interesting visual element to the home but encompass the dwelling within its form and makes a contribution to this important area.

5.8 It complies with the Council's SPG 'New Residential Development' in which it advises that:

'The overall size of the garden should be in proportion with the dwelling proposed, size, plot and general character of the area'

Building Form/Design

5.9 The proposed building will accommodate a total of 5 bedrooms. This will therefore not present a cramped form of development and to comply with policy B13 (A) It provides a satisfactory level of private parking and is orientated to benefit from the views South. The location provides for a prominent featured/focal building to give ownership of the space and surroundings.

5.10 The surrounding residential buildings are of a traditional elevational variety of red/brown brick with concrete interlocking tiles. See item 7.0 for photo's.

5.11 The architectural elevation style is one of a simple 2.5 storey Georgian property. It will be built in traditional brickwork, with a traditional tiled roof and fenestration. This will provide good character and is in-keeping with the local vernacular of the existing dwellings.

Security/Surveillance

5.12 The scheme has been designed with security and surveillance in mind. The area itself is a calm pastoral private drive and very quiet. The house will offer beneficial surveillance over the highway and road entrance and assist in creating a sense of ownership of the public space.

Materials

5.13 The materials to be used in the development will reflect those already used in the nearby housing. The materials will be sympathetic in nature to the existing character of the area but will also reflect the contemporary nature of the development.

5.14 The facing brick will be a mixture of reds, complemented by strong brick detailing features and traditional finishes. The roof finish will be grey plain tiles and features reminiscent. All materials will be agreed with the Local Planning Authority prior to the commencement of development.

Landscaping

5.15 The application site will be subject to a comprehensive scheme for landscaping and planting. There will be a plateau area of open lawn to the rear of the dwelling incorporating shrub beds as required. The main boundary to the East of the site already benefits from heavy screening including well formed ferns, hedges and trees, covering the existing residential gardens.

5.16 The landscaping and tree coverage on the North & East boundaries will remain.

Car Parking

5.17 A clearly defined car parking area for 3 cars will be provided for the dwelling, together with satisfactory visibility onto the main highway from the private driveway.

Highways & Access

5.18 The proposed vehicular access to the site will be taken directly from a main highway that is Nab Hill Avenue down Nab Hill House' private driveway. This drive is unadopted.

5.19 The new dwelling will contribute to all improvements and maintenance of the private driveway. This new dwelling will have no control over the driveway but only easement rights within title.

5.20 As the new dwelling is off an existing unadopted driveway no suggestion will be sort from the Local Authorities Highways department, for improvements/construction or upgrading of this road.

6 Access Assessment

Constraints

6.1 There are no significant constraints in highways terms that would affect the proposed access to the dwelling.

Layout

6.2 The access & layout of the proposed dwelling provides for a pedestrian access directly off Nab Hill Avenue and East to Kiln Lane.

Pedestrian Links

6.4 Due to the nature and proximity of the public transport (off West Street. Mill Street and to Macclesfield Road) pedestrian permeability is simple and accessible.

Security

6.5 As Nab Hill House is a pastoral place. security is low. However the design and orientation of the dwelling provides security and natural surveillance to reduce the risk of crime and antisocial behaviour.

Materials

6.6 The access driveway is existing and suitable for all domestic use.

Building Form

6.7 The new dwelling has been designed to allow access for all and will be in accordance with Building Regulations and DDA Regulations. Disabled access will be approved as part of the building control submission as well as entrance door sizes etc.

Wider Accessibility

6.8 The site is accessible by a variety of modes of transport i.e. bus, cycle and good pedestrian links and therefore the proposed scheme accords with one of the governments key objectives as set out in PPS3 which is to.

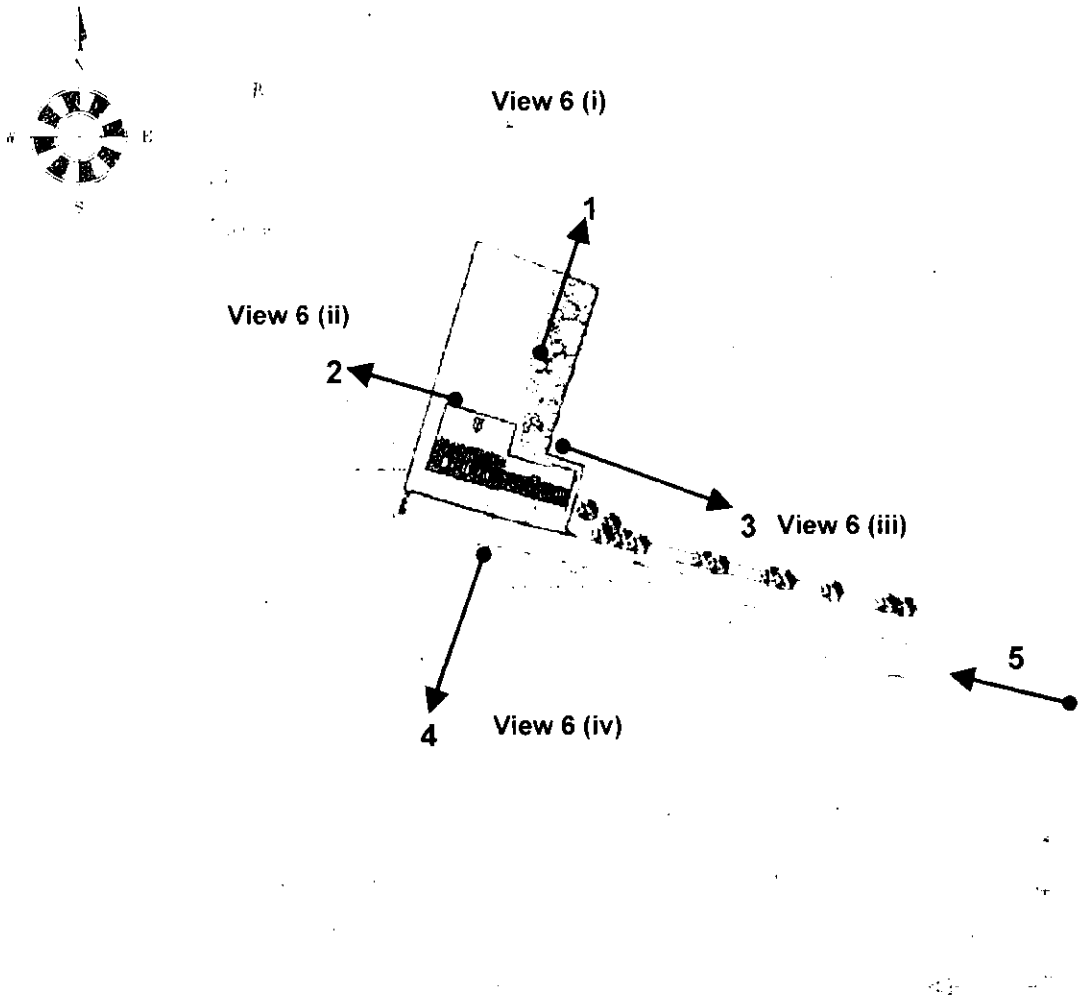
> *'create sustainable. inclusive, mixed communities in all areas. Developments should be attractive. safe and designed and built to a high quality. They should be located in areas with good access to jobs, key services and infrastructure.'*

7 Key Views of the Site

7.1 For the purpose of this Section, six key views of the site have been identified in order to assess the positive impact the proposed development will make. All six key views are defined as follows:

- Main View to show key view relationships
- View 1 – View looking North
- View 2 – View looking West
- View 3– View looking East
- View 4 – View looking South
- View 5– Photo's of existing property types

View Positions



View 1





View 2



View 3



View 4



View 5



View 6

(i)



(ii)



(iii)



(iv)



8 Summary

8.1 The proposed development has emerged with close reference to design guidance. The orientation, use and proximity to existing residential units have played an important role in the formulation of the proposed development hereby presented. The form of the development will present an attractive residential dwelling sympathetically designed to enhance the character and setting of the location.

8.2 The site currently comprises part of the domestic curtilage of Nab Hill House and therefore constitutes previously developed land (brownfield). The site is located within the settlement boundary of Leek South. The development of the site with the scheme proposed will provide a well-balanced and well designed dwelling of a high quality and visually attractive character.

8.4 The proposals will not significantly impact on the residential or visual amenity of adjoining residences or buildings and will protect, preserve and enhance the area. It will represent a significant improvement of the site and will be integrated into the settlement without inadvertently affecting the amenity or character of the area.

8.5 Policy H4 (B) states:

New housing development will be expected to locate within the development boundaries of villages or towns, where :

(a) it can be satisfactorily and economically serviced;
(b) it is in sympathy with the character of the existing settlement in terms of density as well as scale and environmental quality.

8.6 Compliance is achieved in accordance with SMDC's Appendix 3, which states the council's policy on 'Space about dwellings'.

9 Conclusion

9.1 This proposal can be concluded as follows:

- Proposed residential dwelling of 2.5 storey's on Brownfield land.
- Built within the Leek South Ward settlement area.
- Suitable location with excellent access for jobs, shops and services.
- Fully permeable location
- No infrastructure issues
- No physical or environmental constraints to the development
- Re-designed to be appropriate in terms of scale, massing and character
- Complies with policies B13(A) & (C), H4 (B) and Appendix 3.
- Maintaining the viability of the community.