

DESIGN ACCESS AND PLANNING STATEMENT IN SUPPORT OF AN APPLICATION FOR PLANNING
PERMISSION TO ERECT A SINGLE STOREY DWELLING AT LAND ADJACENT TO

CROWTREES FARM

LEEK ROAD

WATERHOUSES

ST10 3HH

JAN 2016 (revised v1 15 02 0216 – heritage statement added)

The site for the dwelling is an undeveloped plot of former agricultural grassland of approx. 750m²

The land is adjacent to and has a northern frontage to the A523 Leek - Ashbourne Road. The plot lies immediately adjacent to the current defined settlement boundary of the larger village of Waterhouses in the Staffordshire Moorlands.

The land is bordered to the east by residential properties and to the west by a similarly sized unused grassland plot. The southern edge is bordered by a band of mature and semi mature trees which descend down a steep bank containing the river Hamps.

The applicant proposes to build a house sized and proportioned to serve the housing need initially of his recently bereaved mother in law thereby satisfying a local need. The dwelling will then in subsequent years be suitable for similar occupancy by retired persons or those less ambulant. It will also be of a size deemed affordable as a two bedroomed starter home for persons on average earnings for the area seeking to obtain a mortgage loan for the first time and as such the dwelling when ready for occupation will have a market value of £155,000. :-see *appendix 1* for a valuation by local agents Messrs. Bury and Hilton.

It is noted that the emerging District Local Plan Site Allocations current consultation document is providing for some 15 dwellings for Waterhouses. The site currently allocated lies on the opposite side of the A523 further to the west. It is understood that this site allocation has not been well received by the Parish Council and the local community generally. Against this background, this current application offers an albeit small contribution towards providing for a predicted local need.

The siting of the dwelling should not be seen as contentious. The aforementioned trees offer a pleasant backdrop to the dwelling in its landscape setting and being single storey the dwelling will not detract from views above the trees of distant hills. The dwelling sits well on the site relative to adjacent built form to the east. The north side of the main road is well developed with housing and so it seems entirely logical to extend development onto the application site as proposed.

The design and appearance of the dwelling follows the local vernacular in that it has uncomplicated massing with punctured voids (window and door openings) and a steeply pitched roof. All in locally found materials. In this respect, the design accords well with the recently published District Council's Design Guide.

The application site is currently without any form of access. I imagine that previously it was part of the larger plot of land to the west and along with it's neighbouring small enclosure has become separated for reasons unknown.



LOOKING SOUTH EAST FROM THE NORTH SIDE OF THE MAIN ROAD showing the site frontage in context with adjacent buildings to the left side



AS ABOVE DIRECTLY OPPOSITE site access point is to the right hand side (western end) of the frontage

Access is therefore proposed by the formation of a pavement crossing to allow vehicular access. There is space within the plot for parking and turning.

Visibility of oncoming traffic when leaving the site is slightly impaired by the curb side railings to the east and to a lesser extent to the west by a bus shelter. However, visibility is reasonably clear as is illustrated by the photographs in *appendix 2*. These are taken from the 2.4 metre back from curb position centred on the access point centre line at a height 900mm above the ground.

The village has a general grocery shop, a Church and public house, school and several employment opportunities. It is well connected to larger settlements by bus routes. In consequence the proposal represents a sustainable form of development which will satisfy an both general and identified local need and be affordable.

HERITAGE STATEMENT

Opposite the site, on the north side of the main road, there is a detached single storey stone built dwelling house named **Donnithorne Chase**. The building is grade 2 listed and the listing is as follows:

SK 0650-0750 WATERHOUSES C.P. WATERFALL LANE (West side)

8/196 Donnithorne Chase - II House. Early C19. Ashlar with edged diagonal tooling and channelled rustication; hipped plain tile roof; ashlar integral end stacks. Aligned east-west facing south. One storey with corbel table; 3 bays, 2-light windows to left and right with central chamfered mullion and raised and moulded surround; projecting central porch incorporating Serlian motif of round-headed entrance arch with raised keystone and returned hood mould flanked by smaller rectangular openings with balustrade beneath, moulded corbel table to parapet stepped up over the entrance arch and crowned by finials, the entrance arch leads to a half-glazed door flanked by 2-light chamfer mullioned windows. East front: one storey; 2 bays, 2-light chamfer mullioned window to the right with raised surround and hood mould, canted bay to the left with central 2-light chamfer mullioned window flanked by slim casements beneath raised keystones and returned hood moulds.

Listing NGR: SK0792650492

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SK 07926 50492

Map

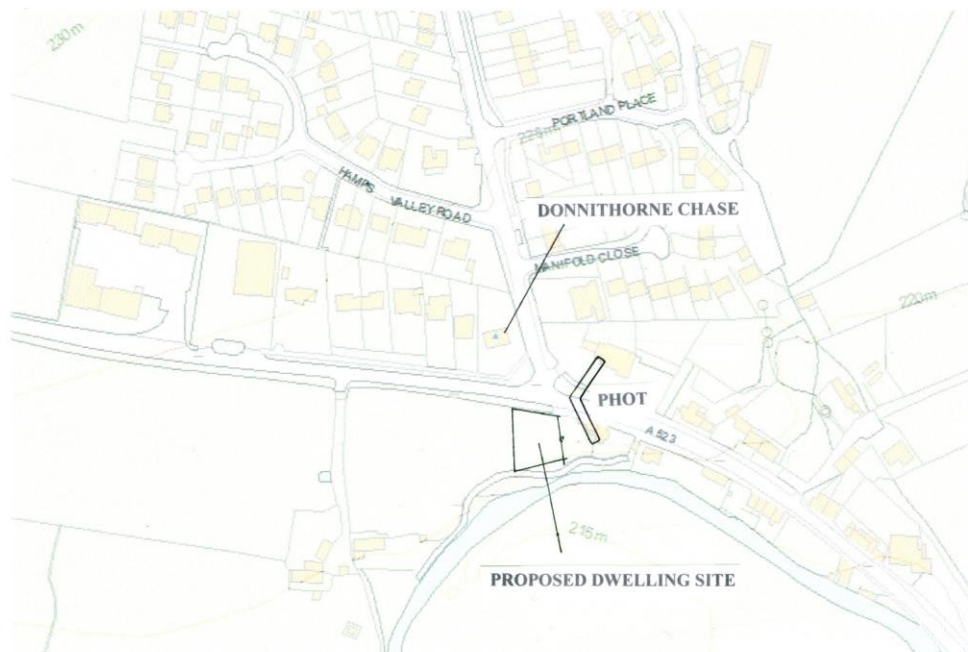




Image capture: Jun 2011 © 2016 Google

Above is a photograph taken obtained from *Google Streetview* looking west along the main road

The development site is to the left and the Listed dwelling to the right

The development proposal is for a single storey dwelling built in stone with a steeply pitched roof with a Staffordshire Blue plain clay tile covering. As such, it is a near mirror image of the Listed asset

The asset is part of a group of similar sized and shaped single storey dwellings. It is contended that the addition of another such dwelling, opposite, will not detract from or have any detrimental impact upon the heritage asset when viewed from any position in close proximity.

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