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PLANNING / DESIGN AND ACCESS STATEMENT



PROPOSAL : Erection of new dwelling

ADDRESS : 1 Villa Road, Cheddleton, Staffordshire, ST13 7EA

APPLICANT : Mr I Wooliscroft

DATE : March 2016 **JOB No. : 2015-2060**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr I Wooliscroft to prepare and submit a planning application to Staffordshire Moorlands District Council for planning permission to erect a new dwelling in the rear garden of no.1 Villa Road, Cheddleton. The application site is currently within the ownership of the applicant and used as garden. The proposal is considered necessary due to the familial needs within the Wooliscroft family and the lack of suitable accommodation available within the Cheddleton area, coupled with the requirement to remain in Cheddleton.

2.0 USE

The application is for the erection of a new dwelling in the garden of no. 1 Villa Road, which is defined in the Development Plan as being Green Belt. The proposal is not listed within the exceptions in paragraph 89 of the NPPF and is therefore considered to technically constitute a form of inappropriate development within the Green Belt. The background and policy justification for the proposal is set out in greater detail in later sections of this document.

3.0 AMOUNT

The site measures approximately 400m2 in area, with no permanent structures present on site, although there are various sheds, a summer house and a poly tunnel.

4.0 LAYOUT

The layout of the dwelling is shown in the submitted plans

5.0 SCALE

The new dwelling will be two storeys in form with a dual pitched roof. There will be two facing gables on the front and rear elevations.

6.0 LANDSCAPING

The application site is reasonably well screened in terms of wider impacts of the development due to the mature trees that surround the site to the north, west and east of the site, along with the dwellings to the south. Additional landscaping on the site could be incorporated, but it is envisaged that the development will use the existing boundary treatments and the rear garden would mainly consist of a lawn. Any additional planting details could be controlled by means of condition.

7.0 APPEARANCE

The site is a relatively small parcel of land that is used by the applicant as garden space. The proposed use will have a relatively low impact on the visual amenities in the locality and it is considered that the proposal echoes the design features of the properties on Villa Road.

8.0 ACCESS

The proposal will use an existing access that is already used by vehicles.

9.0 PLANNING POLICY

As you will be aware Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Core Strategy Development Plan Document (March 2014). The following is considered relevant:

Core Strategy,

SS1 – Development Principles
SS1a – Presumption in Favour of Sustainable Development
SS6c - Other Rural Areas Area Strategy
DC1 – Design Considerations
DC3 – Landscape and Settlement Setting
R1 – Rural Housing

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

National Planning Policy Framework places a strong emphasis on promoting economic growth and sets out policies for the control of development. The Development Plan represents the starting point for the determination of this application, which in this instance is the Core Strategy. The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

1. Building a strong, competitive economy
3. Supporting a prosperous rural economy
9. Protecting Green Belt land

Within the NPPF it is also worth noting the following relevant paragraphs:

- Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (para 2).
- Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas, (para 10)
- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, (para 11).
- At the heart of the NPPF is a presumption in favour of sustainable development. LPA's should approve proposals which accord with the development plan without delay (para 14).
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.

Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities (para 17)
- The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future (para 18)

Paragraphs 87 and 88 of the National Planning Policy Framework advise that inappropriate development is harmful to the Green Belt and should only be approved where very special circumstances exist to clearly outweigh the harm by inappropriateness and any other harm. The NPPF lists the five purposes of Green Belts which are as follows:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict

10.0 CONCLUSION

The Government has a strong commitment to growth and provides a strong presumption in favour of development and is committed to increasing levels of growth. Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

It is accepted that this application represents inappropriate development in the Green Belt and therefore requires 'very special circumstances' to be demonstrated to outweigh the harm created by virtue of the inappropriateness. It is put forward that very special circumstances exist with this application to support this proposed development. Paragraph 88 of the National Planning Policy Framework advises that 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

In this instance it is considered that 'very special circumstances' exist to support this application as there is a requirement for a family member to be relocated to the area for medical treatment and support. Currently the applicant's daughter resides 95miles away as there are no appropriate care facilities available that are closer to the family home. Medical evidence has been submitted in support of the proposal, outlining the needs and requirements of the applicant's daughter. Therefore, due to a lack of appropriate facilities closer to the family home than the current residence (95 miles away) where necessary medical treatment can be fulfilled has meant that the applicant has had to explore other opportunities and alternatives.

Unfortunately, the applicant's current dwelling at no. 1 Villa Road, is not suitable for his daughter and can't be extended sufficiently or practically to meet the necessary requirements. Due to the nature of the applicant's business, relocation to another area is not a viable option, as he has to be located in Staffordshire Moorlands and ideally Cheddleton. In addition, the applicant has researched the property market over recent years and has not found any suitable properties to purchase. Therefore, the basis of this proposal will be to sell the property at no.1 Villa Road and then move into the new dwelling that is proposed. The design of the dwelling takes inspiration from the properties on Villa Road, but the size of the dwelling is such due to the needs of the daughter and the fact that two professional carers need to be on hand at any time, 24 hours a day. Due to the

applicant's daughter being forced to live away from her parents for over 4 years it is now considered that she has reached a level at the current placement and will only have the opportunity to further improve if she can be involved with family life again and on a regular basis. A move back to her home town and the opportunity to be involved with the community would also be very advantageous.

The application is considered to accord with the Development Policies and guidance contained within the National Planning Policy Framework. There is enough evidence to demonstrate sufficient grounds and justification for very special circumstances. The applicant has explored other alternatives, which are not suitable for the medical needs of his daughter and the only viable option available to him. The Local Authority is therefore respectfully requested to endorse this application for this new dwelling therefore grant planning permission accordingly.