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PLANNING / DESIGN AND ACCESS STATEMENT



PROPOSAL : **Erection of a new dwelling**

ADDRESS : **439 Cheadle Road, Cheddleton, Staffordshire, ST13 7BH**

APPLICANT : **JCM Group Holdings (UK) Ltd**

DATE : **March 2016** **JOB No.** : **2016-2114**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by JMC Group Holdings (UK) Ltd to prepare and submit a planning application to Staffordshire Moorlands District Council for the erection of a new dwelling in the garden of 439 Cheadle Road, Cheddleton, ST13 7BH.

2.0 USE

The site currently forms part of the garden of no.439 Cheadle Road, Cheddleton. The site itself is located within the defined settlement boundary of Cheddleton.

3.0 AMOUNT

The site measures approximately 839m^2 in area and it is proposed to erect another dwelling on the side garden to the north of the existing house.

4.0 LAYOUT

The proposed new dwelling will be located to the north of the existing house where there is approximately a 16m side space to the common boundary with no. 435 Cheadle Road. The proposed dwelling will itself be located 5.5m away from 439 Cheadle Road and will be located 1.6m away from the northern common boundary. This will provide a distance of approximately 5m from the proposed dwelling and the adjacent property (no.435) to the north of the site.

5.0 SCALE

The proposal will be in the form of a two storey dwelling.

6.0 LANDSCAPING

The application site is reasonably well screened, but additional landscaping is proposed due to the proposal, but this will be minimal through paved and lawned areas. More detailed planting will be left up to future occupiers to decide what they want to plant in their own private gardens.

7.0 APPEARANCE

The appearance of the proposal will be as a traditional two storey dwelling with Moorlands vernacular.

8.0 ACCESS

The proposal will use an existing access onto the site.

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
SS6a – Larger Villages Strategy
SD1 – Sustainable Use of Resources
H1 – New Housing Development
DC1 – Design Considerations

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
6. Delivering a wide choice of high quality homes
7. Requiring good design

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).
- The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system (para 19)
- Local Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements, with an additional buffer of 5% to ensure choice and competition in the market for land (para 47).
- The NPPF goes on to state that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (para 49).

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 also states in the NPPF that where proposals accord with the development plan they should be approved without delay, and where policies are out-of-date permission should only be refused where there is significant and demonstrable harm to outweigh the benefits of the development.

The latest figures for housing in Staffordshire Moorlands in the Annual Monitoring Report 2014 - 2015, confirm that the Core Strategy identifies a net requirement of 6000 dwellings to be built across the whole District between 2006 and 2026. The current figures show that there is currently a supply of 1081 units, which gives a shortfall in the 5 year housing supply of 2638 units. This equates to the Council only having a housing supply of 1.84 years. It is therefore clear that the Local Authority is unable to demonstrate a five year deliverable supply of housing, and as a consequence paragraph 49 of the NPPF states that the relevant policies for the supply of housing should not be considered up-to-date.

Whilst the application site lies in the side garden of an existing property, the site is located within a sustainable location that is in the settlement boundary of Cheddleton. The design of the new dwelling is appropriate in this location and will complement other dwellings in the locality including no.439 itself. The siting will of the proposal will not create any harmful visual impacts on the street scene due to the plot size of the site when compared to neighbouring sites, especially that of no. 435 Cheadle Road. In fact, whilst no records of a dwelling could be found, it would appear that the site was identified for a dwelling when the street numbering was defined as no. 437 was not used and almost reserved for future use. The development will not result The proposal will not adversely impact on the residential amenity afforded by the occupiers of neighbouring properties. Likewise, the proposal will not cause any highway safety issues as the current access is more than sufficient to meet the needs of the development and the existing house.

The application is considered to accord with policies in the Development Plan and guidance contained within the National Planning Policy Framework. The Local Authority is therefore requested politely to support this application for a new dwelling and grant planning permission accordingly.