Design and Access statement

Applicant:

Mr and Mrs Critchlow
123 Tunstall Road
Knypersley
Stoke on Trent
Staffordshire
ST8 7AA

Agent:

Mr A Critchlow
AEW Architects
c/o Forge Lane Water Tower
Elm Road
Congleton
Cheshire
CW12 4PR

Description of development:

Demolition of existing dwelling and associated outbuildings. Formation of new site access and erection of 7No detached dwellings.

RESUBMISSION following application
SMD/2015/0814

Supporting Documents:

AEW Architects drawings

6305-AEW-XX-XX-D-A-200 A	Location plan
6305-AEW-XX-XX-D-A-201A	Block plan
6305-AEW-XX-XX-D-A-202D	Existing site plan
6305-AEW-XX-XX-D-A-203E	Proposed site plan (GF plans in situ)
6305-AEW-XX-XX-D-A-204A	Existing buildings (plan & elevations)
6305-AEW-XX-XX-D-A-205A	House type 1
6305-AEW-XX-XX-D-A-206A	House type 2
6305-AEW-XX-XX-D-A-207A	House type 3
6305-AEW-XX-XX-D-A-208A	Tunstall Road boundary details
6305-AEW-XX-XX-D-A-209	Proposed site plan (roof plans in situ)

Agathoclis Beckmann, Landscape Architects:
Tree Report

The Environment Partnership
Ecology survey

Existing situation

SITE

123 Tunstall Road is located at the junction of Tunstall Road (A527) and St Johns Road.

It is accessed via a shared driveway (with 121 Tunstall Road), directly off the A527 in close proximity to the roundabout.

To the north is No 121 Tunstall Road. There are no physical boundaries between 121 and 123 at present. Beyond No 121 there is a small Local Authority verge between the boundary walls and the edge of the highway.

To the east there are the James Bateman Junior High School playing fields. The boundary is edged with a red brick wall, approx 1.5-1.8m high.

To the south is St Johns Church and its church hall. The boundary is edged by a stone wall, approx 1.5m high.

To the west is the A527, Tunstall Road. The boundary is formed by a low level stone wall with close boarded timber panelling above. The total height is approx 1.8m high.

The site boundary and application boundary can be found on the accompanying location and block plans.

Within the boundaries, the site is laid to gardens with a large section of tarmac hard standing to the north where it connects to the long tarmac driveway running north / south.

There are a number of mature trees on the site, predominantly located around the perimeter.

- The southern boundary is lined with a group and a number of individually protected trees
- The eastern boundary has a small group of protected trees
- There is a single protected tree along the eastern boundary

Within the site there is one, significant protected tree along with other, low quality conifers and shrubs.

Details of all trees are identified in the accompanying tree report.



Above: Site location (excerpt from Google Earth)



Above: Gardens looking south with St Johns Church spire evident



Above: View from south west



Above: View from south



Above: Southern boundary with St Johns Church



Above: Protected tree group in the south eastern corner of the site



Above: Protected black pine tree

BUILDINGS

123 Tunstall Road is a substantial two storey, detached Edwardian dwelling. Previously a doctor's residence with linked surgeries, there was significant demolition and remodelling in the early 1990's.

The surgeries were located to the north of the main dwelling which is now hard standing tarmac. As the surgeries were demolished the north facing elevation was pebble dashed to cover the scars from demolition. A new large singe storey entrance porch was added at this time.

The south and west elevations are the principal elevations for the property and are composed in an interesting mix of gable ends, protruding bay windows, overhangs and set backs. The finishes are red brick at low level with a mix of render and hanging tiles above.

The east elevation is more utilitarian of red brick and punched openings. This elevation faces a linked outbuilding.

The windows were replaced during the 1990's remodelling and are simple UPVC frames and plain glass. Original Edwardian leaded windows were discarded at this time except those that line the door on the western elevation.

The roof is formed of three ridges, creating hips to the east and an internal valley beyond running east to west. The roof finish is clay tile which was lifted and re-laid with new membrane in 2005.

The outbuilding immediately adjacent the east elevation is single storey and constructed in the same style and materials as the main house. The pitched, hipped roof runs north to south.

This outbuilding has a small, later, single storey addition of an outside WC which has a flat roof. The date of this extension is unknown but certainly before 1990.



Above: Southern elevation



Above: West elevation



Above: View of south elevation taken from the east. Linked outbuilding visible in the foreground.



Above: View of south and west elevations



Above: View of north elevation



Above: View of east elevation, linked outbuilding and freestanding concrete sectional outbuilding



Above: detached double garage

In addition to the house and linked outbuilding there are further buildings on site:

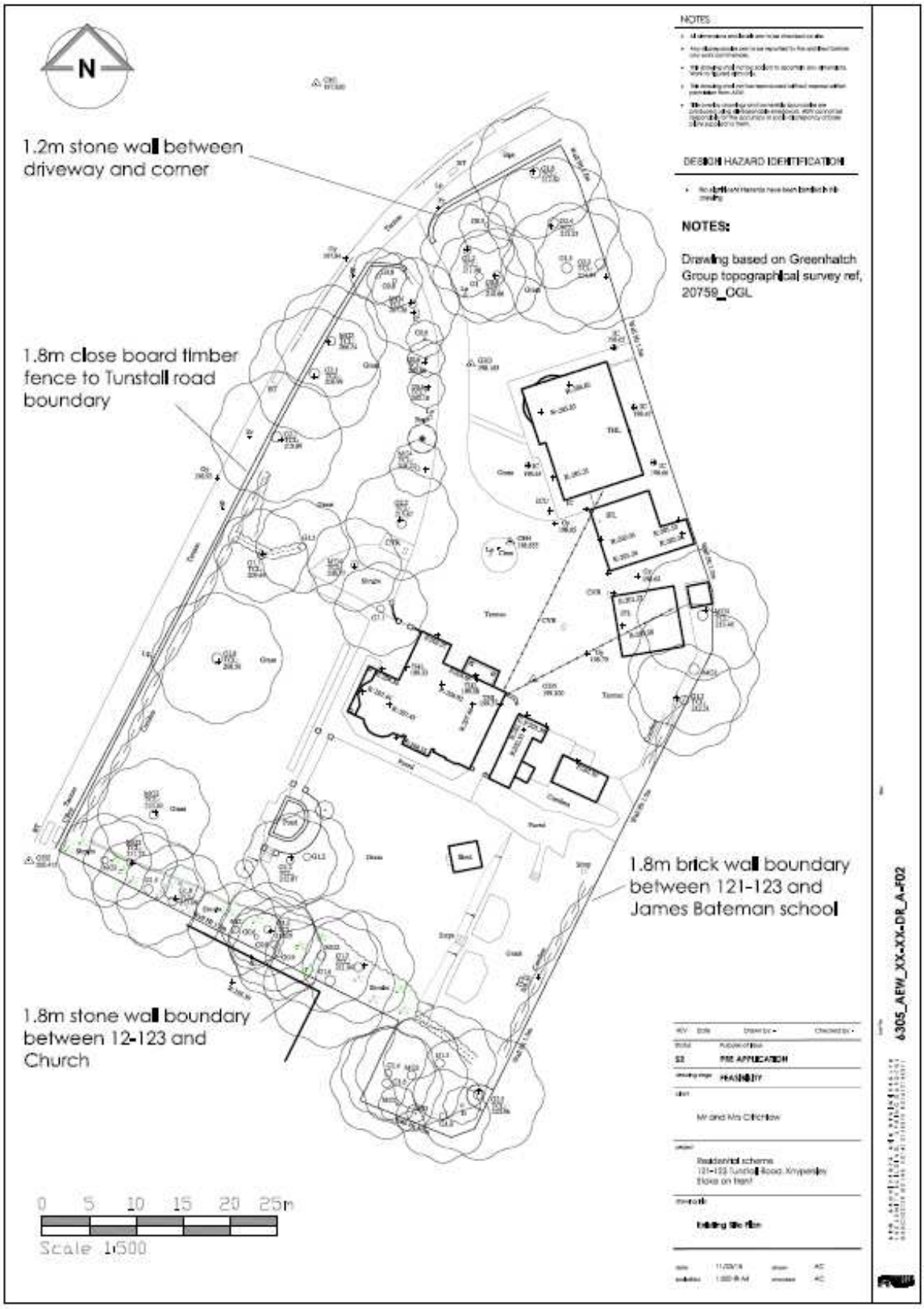
- a single storey concrete sectional garage. Wall panels finished with stone chippings and a flat, felt roof
- a single storey double garage constructed in the early 1990's. Rectangular in form constructed of red brick with a pitched clay tile roof. The roof valley runs north east to south west with gable ends to the front and rear elevations.
- Freestanding storage sheds
- Freestanding oil central heating storage tank

Consultation

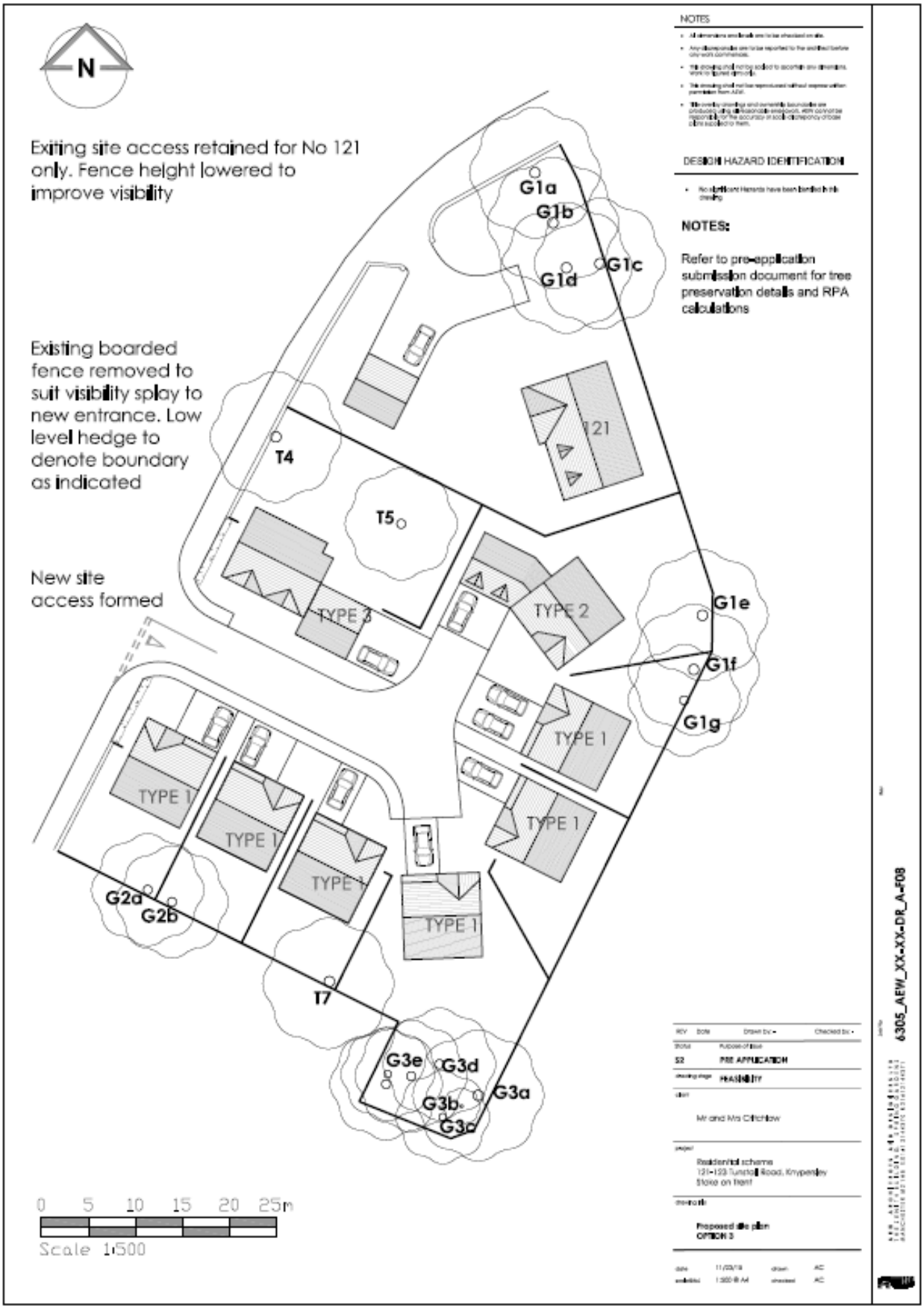
A residential proposal for No 123 Tunstall Road was submitted for Pre application advice to Staffordshire Moorlands District Council on 28th May 2015.

The following drawings formed part of the submission:

6305-AEW-XX-XX-DR-A-F02 Existing site plan



6305-AEW-XX-XX-DR-A-F08 Proposed site plan, Option 3



The following written advice was provided on 22nd July 2015 regarding the submission:

Policy

The Local Planning Authority is required to determine planning applications in accordance with the development plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations. The Council's Development Plan is formed of the Core Strategy Development Plan Document (adopted March 2014) and the Saved Local Plan Proposals Map / Settlement Boundaries (adopted 1998).

Core Strategy Policy SS1a establishes a 'Presumption in Favour of Sustainable Development' as contained within the National Planning Policy Framework (the Framework) where: (1) planning applications that accord with policies within the Core Strategy will be approved without delay and (2) where there are no relevant policies or they are out of date, the Council will grant planning permission unless material considerations indicate otherwise considering:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or,*
- *Specific policies in that Framework indicate that development should be restricted.*

Paragraph 47 of the Framework requires the Council to identify a five-year supply of deliverable housing land sites, including a 5% buffer to allow for choice and competition in the market for land increased to a 20% buffer where there is a persistent under-delivery in past years.

The policies contained in the Framework as supplemented by the National Planning Policy Guidance (NPPG) are also a material consideration in the determination of this application.

To set the scene, The Staffordshire Moorlands Local Development Framework (LDF) is a District wide development plan which replaces the Staffordshire Moorlands Local Plan to provide a framework for delivering development up to 2026. The Core Strategy is the key LDF document. It is a strategic District wide plan which influences how and where the Staffordshire Moorlands will develop in the future. It sets out what the District Council would like to achieve in each of the main towns and the rural areas outside of the Peak District National Park. The Core Strategy provides the framework for future LDF documents which will then identify specific sites for development in the District (Site Allocations Development Plan Document) and provide detailed guidance to supplement the policies (Supplementary Planning Guidance). Development boundaries within the 1998 Adopted Local Plan are still in force until such time as they are reviewed and adopted through the site allocations process. Public consultation on specific site allocations will be undertaken during 2015 and the initial phase has commenced.

Generally, Adopted Core Strategy Policy SD1 'Sustainable Use of Resources', Part 1 states that development on non-allocated greenfield land will be considered acceptable where the proposal relates to the provision of needed development which cannot be accommodated on a deliverable previously developed site or other allocated site in the locality and is in a sustainable location. Part 3 requires that development is located and designed to minimise energy needs. Part 5 expects that developers investigate the potential for re-using construction or waste materials.

The land outside of the building footprint is identified as 'greenfield' whereby a sequential approach to site selection would be required. The Core Strategy however supports windfall sites within the Development Boundaries of Towns and Larger Villages (Policy H1). In view of the current housing supply position and sustainable location of the site, it is highly unlikely that the Council would raise objections to the 'in principle' development of the mainly greenfield site.

Ecology

The conservation and enhancement of the natural environment is a core principle of the NPPF whereby planning policies should promote the preservation, restoration and re-creation of priority habitats and ecological networks. In determining planning applications, permission should be refused if significant harm resulting from development cannot be avoided, adequately mitigated or, as a last resort, compensated for. Core Strategy policy DC1 promotes the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage,

where appropriate, in accordance with policy NE1 'Biodiversity and Geological Resources'. Amongst other matters, policy NE1 requires that development, where it is appropriate, produces a net gain in biodiversity and ensures that any unavoidable impacts are appropriately mitigated for whilst promoting the appropriate maintenance, enhancement, restoration and/or re-creation of biodiversity through its proposed nature, scale, location and design.

As previously forwarded, the Council's Ecologist has confirmed the proposal will require a Protected Species Scoping Survey or 'Preliminary Ecological Appraisal'. Although, noting the photos of the gardens suggest plant species interest unlikely aside from the trees. It will be important to know if the buildings and trees have bat potential. Bat activity surveys for the trees / buildings may therefore be required. Removal of vegetation and demolition would need to avoid the bird nesting season to avoid infringing the legal protection to birdlife.

<u>Highways</u>

As previously forwarded and based upon the submitted layout plan, the Local Highway Authority Officer comments as follows:

"1. Visibility splay of 2.4m x 43m at the proposed access will be required.
2. Parking provision at 2 spaces for up to 3 bedroom dwellings; 3 spaces for 4 bedrooms and above will be required.
3. All vehicles must be able to access A527 Tunstall Road in a forward gear.
4. First dwelling will likely require a turning area due to its proximity to the junction with Tunstall Road.
5. Will the road be proposed for adoption? Either way technical approval under S7 Staffordshire Act 1983 will be required for a development of 8 dwellings.
6. Pedestrian facilities should be taken into account – dropped crossings at the access if formed as a bellmouth; is the footway on the most appropriate side? Is an internal footway required – would shared surface be more appropriate?
7. If garages are to be included as part of the parking provision, they will need to be of adequate size – ideally internal dimensions of 3m x 6m.
8. Driveways should be surfaced in a bound and porous material for a distance of 5m rear of the highway boundary.
9. Where driveways fall towards the highway, drainage interceptors or drainage to SUDs principles should be provided.
10. Statements under 'Proposals' in the Submission for Pre App advice state the ….'A new cul de sac entrance is proposed off Tunstall Road, removing the conflict between the entrance to the residential development and the exit off the roundabout,…. but also that ….'entrance/exit to no 121 would remain as existing…' This should be clarified. Improvements to visibility of the existing access would be welcomed and should be detailed on a drawing".

<u>Trees</u>

The detailed comments of the Council's Trees and Woodlands Officer were provided to you on the 25th June. In conclusion he states:

"Given the fairly sizeable open areas of the site not affected by trees (protected or otherwise) and existing development of 2 dwellings, garages and extensive hard surfaced areas, it is evident that the site could comfortably accommodate some residential re-development without harmful impact on or poor relationship with important trees. I therefore have no in-principle objection to a residential development scheme on this site, although I have some reservations over the specific layout submitted.

Most of the indicated plots would, to varying degrees, be adversely affected in terms of living conditions due to the overly close proximity to existing mature trees. This would have an impact on both dwellings and gardens. This suggests that the submitted indicative layout represents something of an overdevelopment beyond a realistic capacity which recognises on-site constraints. This is arguably reflected by the fact that several of the proposed plots have very short garden lengths (some around 7 – 8m, others only around 3.5 – 4m) with dwelling elevations likely to be immediately adjacent to the outer edges of tree crown spreads and substantial areas of some gardens being beneath the crown spreads. The proposed new garage and turning area to serve the retained dwelling at 121 should be re-positioned to avoid encroachment into the RPAs of protected trees and to allow greater retention of (non-protected) frontage trees".

<u>Layout / Design</u>

Policy H1 'New Housing Development' states that all housing development should be at the most appropriate density compatible with the site and

its location and with the character of the surrounding area. This is further reflected within Policy DC1 ' Design Consideration'. Also, the Government attaches great importance to the design of the built environment. Paragraph 56 of the Framework makes it clear that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. Whilst it is not appropriate to impose architectural styles or particular tastes, it is proper to seek to promote or reinforce local distinctiveness. The Framework makes clear that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Policy DC1 further states that new development should be designed to respect the site and its surroundings and promote a positive sense of place.

On matters of amenity, national planning policy dictates that at the heart of its core principles, planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This is further re-iterated in Policy DC1 of the Core Strategy, which seeks to protect residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping as informed by the Council's 'Space about Dwellings' Supplementary Planning Guidance (SPG).

The concerns of the Council's Trees Officer are shared concerning overdevelopment and related amenity concerns. Further, the front boundary tree buffer would be significantly eroded on this prominent corner site to the detriment of the surrounding area. In places, the indicated layout contravenes the Council's SPG: 'Space about Dwellings' particularly in respect of privacy distances, distance to a solid boundary and garden lengths.

As a way forward, a looser form of development is suggested which preserves the road frontage trees and amenity of future residents. Details of scale / appearance have not been provided and therefore there are no comments in these respects.

<u>Other contributions</u>

County Education should be contacted as to whether the proposal is required to contribute towards school places.

The recently amended policy in the Planning Practice Guidance on affordable housing provision overrides Policy H2 of the Adopted Core Strategy. The implication of this is that on small housing sites of 10 units or less and which have a maximum combined gross floor space of no more than 1000sq metres, the Council cannot require the provision of affordable housing.

The proposal does not trigger Public Open Space Contributions.

Original Submission

INTRODUCTION

Following pre-application advice, the scheme was extensively reviewed to incorporate the comments and ensure a fully considered scheme.

In particular the review has tested the scheme against the Councils 'Space about Dwellings' Supplementary Planning Guidance (SPG) as well as involving specialist arboricultural input to ensure adequate provision for trees.

The result of the review has been a reduction in the amount of accommodation being proposed in the scheme; specifically a reduction from 8No dwellings at pre-application stage to 7No within this submission.

AMOUNT

Existing buildings

Building	GEA (GF) m^2	GEA (FF) m^2
House	126	124
Linked outbuilding	20	0
Detached outbuilding	16	0
Detached garage	44	0
Total	206	124

Proposed buildings

Plot	Plot area m^2	House type	GEA (GF) m^2	GEA (FF) m^2	No of beds	No of parking spaces
1	276	1	77	75	4	3
2	266	1	77	75	4	3
3	775	2	131	105	5	4
4	277	1	77	75	5	4
5	278	1	77	75	4	3
6	518	2	131	105	4	3
7	422	3	77	77	4	3
Total			647	521		

LAYOUT

It is proposed to create a new site access from the A527 as indicated on the proposed site plan.

Site entrance to be provided via 6m wide roadway with min 2.4 x 43m visibility spay.

To each side of the new entrance way, the existing boundary fence will be reduced in height to provide good levels of visibility in both directions. In order to maintain the existing (high quality) boundary condition, it is proposed to leave the existing low level stone wall in situ throughout but remove the higher section of close boarded timber fence as indicated on the proposed site plan.

The existing footpath to Tunstall Road to be turned into the new roadway bell mouth complete with dropped kerbs as requested via pre application comments.

A new 1.5m footpath is proposed running parallel to the new access road allowing safe pedestrian access to the start of (or opposite) each dwelling.

The access road is proposed at a width of 6m throughout with a generous turning head at the end of the cul-de-sac.

Driveways for dwellings have been deigned perpendicular to the 6m roadway, each at a minimum length of 6m. This spacing will provide adequate space for a large family saloon to park in any driveway and easily turn via the roadway.

The constraints of the width and length of the site dictate a shortened T shape cul-de-sac arrangement. Around the cul-de-sac, the house have been arranged predominantly to face on to the street providing a defined street pattern and natural surveillance to all public areas. The rear of the dwellings / gardens generally face the outer perimeter of the site, providing high quality private amenity space equal to or greater than 'Space about dwellings' guidance.

The comers of the cul-de-sac have been articulated equally by using a building form that wraps around the corner. The two storey element of the corner houses has been deliberately placed along the rear building line of the cul-de-sac to continue the line created by the two central houses.

The house at the north west corner of the site is the only house that does not face into the cul-de-sac. This house fronts onto Tunstall Road with vehicular access to the rear and gardens to the south. This configuration best suit the constraint laid down by retaining all mature trees, ensure compliance with overlooking distances and provides natural surveillance to the clu-de-sac entrance.

Existing trees have been considered extensively in the scheme. All recommendations have been strictly followed from specialist arboricultural input as outlined in the Tree Report. In general:

- Existing mature trees will be retained along the southern boundary
- An existing mature tree will be retained along the eastern boundary. New trees are proposed along this boundary to enforce the boundary and to replace existing trees which have been recommended for removal
- Existing mature trees will be retained along the western boundary. Part of the western boundary falls outside of this application but attention is drawn to a householder application submitted for 121 Tunstall Road where all trees will be retained along this boundary and reinforced with a further 3No new trees.
- The mature black pine within the site will be retained.

Arboricultural details have been overlaid on the existing site plan to demonstrate the offset of development from all existing trees, their root protection areas and canopy spread.

SCALE AND APPEARANCE

The development proposed comprises of two storey dwellings with some single storey elements to the corner houses (type 2) to articulate the cul-de-sac corners. The scale of the proposed dwellings is comparable to the neighbouring residential dwellings and acts as a mediating mass between the large Church and smaller bungalows.

The proposed dwellings are a mix of three house types:

- House type 1

A 4 bedroom dwelling over 2 storeys appearing in left and right hand configurations on the site. A near square plan form with simple tiled pitched roof but with a feature gable and first floor overhang roofs to add character to the street scene

- House type 2

A 5 bedroom dwelling over 2 storeys with a connected single storey garage and attic / dorma space. This house type appears in left and right hand configurations to suit the opposite corners of the cul-de-sac. The near square plan form of the two storey element is treated with a simple tiled pitched; the garage pitch roof is set perpendicular to the main roof line with 2No dorma windows inset.

- House type 3

A 4 bedroom dwelling over 2 storeys featuring on the north corner of the site only. A near square plan form with simple tiled pitched roof but with two feature gable ends facing Tunstall Road, reminiscent of the existing building to be demolished. The side elevation with no active frontage to the cul-de-sac prevents any overlooking into adjacent properties.

It is proposed that all dwellingw ill be constructed from:

- High quality brickwork
- High quality tiled roof
- UPVC fascias, gutters and rainwater goods
- UPVC windows and doors

Refusal decision

PUBLICITY/REPRESENTATIONS:

Site Notice: none.
Neighbours: none.

Biddulph Town Council: No adverse comments, subject to no valid neighbour planning concerns and that the application meets planning advice.

Coal Authority: No objection subject to a site investigation work pre-commencement planning condition.

Local Highway Authority: no objection subject to a pre-commencement planning conditions including access, drainage details etc.

United Utilities: no objection subject to a foul and surface water pre-commencement planning condition.

Staffordshire County Council (SCC) Education: no contributions are required.

Conservation Officer: In summary, the site adjoins St Johns Church and is opposite to the Fairhaven complex (both Grade II listed). Removal of conifer hedge will require proposal to assimilate with its surroundings including listed building setting.

Trees Officer: Previous concerns regarding impact to existing trees has been overcome, however, it is noted that there is limited scope for new landscaping to plot frontages.

CASE OFFICER ASSESSMENT:

Core Strategy Policy SS1a establishes a 'Presumption in Favour of Sustainable Development' as contained within the National Planning Policy Framework (the Framework) where: (1) planning applications that accord with policies within the Core Strategy will be approved without delay and (2) where there are no relevant policies or they are out of date, the Council will grant planning permission unless material considerations indicate otherwise considering:

I. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or,

II. Specific policies in that Framework indicate that development should be restricted.

Paragraph 47 requires the Council to identify a five-year supply of deliverable housing land sites, including a 5% buffer to allow for choice and competition in the market for land increased to a 20% buffer where there is a persistent under-delivery in past years. The Council calculates its 5-year land supply on a district basis. As at September 2014, it was 2.08 years (with a 20% buffer). Paragraph 49 requires all housing applications to 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.

The policies contained in the Framework as supplemented by the National Planning Policy Guidance (NPPG) are also a material consideration in the determination of this application.

Detailed considerations concerning the location of new development await the adoption of a 'Site Allocations'
Development Plan Document (DPD). However, this is some time away with the first round of consultation completed and adoption currently anticipated early 2017. The Council accepts that Staffordshire Moorlands has only a 2.1 years supply of housing land (September 2014). Paragraph 49 of the Framework says that in circumstances where the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites, housing applications should be considered in the context of the presumption in favour of sustainable

development. Clearly, the CS Policies that regulate the supply and location of housing are out of date.

CS Policy T1 states that the Council will promote and support development which reduces the reliance on the private car for travel journeys, reduces the need to travel generally and helps deliver the priorities of the Staffordshire Local Transport Plan, where this is consistent with other policies. Paragraph 34 of the Framework says that decisions should ensure developments that generate significant movement are located where the need to travel can be minimised and the use of sustainable transport modes can be maximised.

The application site is within c.800m walking distance of Biddulph town centre where there is a wide range of shops and services. The application site is also close to sources of employment, schools and to local schools. Paragraph 38 of the Framework identifies primary schools and local shops as key facilities that should be located within walking distance of most residential properties. Paragraphs 94 and 95 of the Framework in discussing climate change, also state that local authorities should adopt proactive strategies that plan for new development in locations and ways that reduce greenhouse gas emissions. The application site's location is one where the proximity to services and facilities would encourage walking, rather than the use of motor vehicles. As a consequence, the proposal would comply with these policies as it is within an 'locationally', sustainable site.

The application proposal for 7 dwellings would modestly contribute to meeting the district's identified housing need. The development would make a modest but cumulative contribution to housing delivery in the Staffordshire Moorlands, particularly in a situation where a five-year housing supply cannot be demonstrated and attracts some weight in support of the social aspect of sustainability. The development would enhance the economy by the creation of jobs associated with the application's construction stage and new residents are also likely to support existing local services and businesses. In addition, future Council tax payments and the New Homes Bonus would be spent within the district. In these respects, the application site would contribute positively to fulfilling an economic role adding further weight in support of the proposal.

The Council's Trees Officer has commented that owing to open areas of the site not affected by trees (protected or otherwise), together with existing development, it is evident that the site could comfortably accommodate some residential re-development without harmful impact on or poor relationship with important trees. The layout submitted has been modestly revised to ensure that there would be no harm to critical trees during the construction process to overcome previous concerns raised by the Officer. However, it is noted that there is limited scope for new landscaping to plot frontages.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard shall be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest that it possesses. It is therefore necessary to consider the effect of the proposal on the setting of the adjacent Grade II listed St.Johns Church and to a lesser degree Fairhaven opposite.

The proposed housing development, prominently located to the Tunstall Road frontage would not respect or enhance the character and appearance of the surrounding area with particular regard to its cramped layout, engineered road and car dominated frontage. As a consequence, coupled with the inability to accommodate mature tree planting to its frontage and within the development itself, typical of its immediate contact, would result in a more urban form. Clearly, in these circumstances, the proposal does not respect local character, including historic setting and in particular would cause harm to the adjoining Grade II listed St.Johns Church and to a lesser degree the opposing Fairhaven complex and therefore harm to designated heritage assets.

Overall, the development would neither be integrated with its surrounding context nor reinforce and sustain local distinctiveness' or contribute to a sense of place. As a consequence, there would be significant harm to the character and appearance of the local town, including listed building setting and also harm to the visual amenity of local residents. These issues above therefore weigh against the scheme within the environmental strand of sustainable development. Taken together, these factors would significantly and demonstrably outweigh the benefits arising from a modest housing scheme. As such, the proposal would not amount to sustainable development in the terms of the Framework and would not benefit from the presumption in favour of sustainable development as set out in paragraph 14.

In conclusion, the proposal would be clearly contrary to Policies SS1, SS5b, H1, DC1 and DC2 of the Council's Core Strategy Development Plan Document (Adopted March 2014), which seeks to protect the district's townscape and historic heritage and is further contrary to the National Planning Policy Framework (NPPF).

RESUBMISSION

INTRODUCTION

Based on the informative within the case officer's report, the resubmission has focussed on addressing the two concerns raised. These being:

- Inability to accommodate soft landscaping to the new frontages and dominance of hard landscaping in this area
- Prominence to Tunstall Road and the integration within its context or reinforcement of local distinctiveness

LAYOUT

The overall layout of the development has been retained from the original submission with a number of clear adjustments. These being:

- The house on plot 7 has been orientated to face inwards towards the development and no longer face onto Tunstall Road.

- The house on plot 1 and plot 7 have been moved 'inwards' on the development to allow the retention of the mature coniferous hedge to the Tunstall Road boundary.

- The new cul-de-sac is proposed as a private (non adoptable) roadway, no longer requiring a formal 'service zone'. This, along with the reorientation of the house on plot 7 allows the introduction of a soft landscape zone adjacent the new roadway

- Specific space has been considered and allocated for new tree planting along the new cul-de-sac

- Additional mature boundary planting has been identified to be retained along the east and southern site boundaries.

SCALE AND APPEARANCE

House type 1 and 2 remain as originally submitted albeit with subtle adjustments to the roof line of house type 1 on plots 1 and 2 as a measure to reduce the visual impact from Tunstall Road.

House type 3 (on plot 7) has been redesigned to suit its reorientation through 180 degrees. The roof pitch has been designed to minimise impact from Tunstall Road and the corner to of the new cul-de-sac.