Town and Country Planning Act 1990 (as amended)

Planning Statement

PROPOSAL: Conversion and extension of existing dwelling to create 3no. dwellinghouses and erection of garage and the erection of 1no. detached dwellinghouse with 1no. detached garage (Resubmission of application 08/01982/FUL)

SITE: Stone House, Basnetts Wood Road, Endon

APPLICANT: Mr and Mrs P Leopard

Our ref: LEO4-1B
Document date: August 2009

JOHN ROSE ASSOCIATES
PLANNING URBAN DESIGN REGENERATION

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1.00 INTRODUCTION

1.01 The planning statement is submitted as part of a full planning application to subdivide one existing residential dwelling into three separate residential units with modest alterations and extension (to form principal entrance enclosures, sun lounges and garages to serve each of the units). The existing double garage will be removed. The development also includes the erection of an additional detached dwellinghouse with a detached garage. The application also proposes improvements, alterations and extensions to the existing driveway and integrated landscaping. The application site relates to the existing dwelling Stone House and its rear garden. Stone House is located on Basnetts Wood Road off the A53 main road to Leek, within the village of Endon.

1.02 This statement must be read in conjunction with the following supporting documents:

- Design and Access Statement;
- Drawings prepared by CTD architects;
- Bat and Bird Survey prepared by Evolution Ecology; and
- Arboricultural Implications Assessment prepared by Sylvanus.

1.03 This application forms a resubmission of a previously refused application; LPA reference 08/01982/FUL, refused on 13 February 2009. A copy of the decision notice is contained in Appendix A. The application is submitted following a pre-application meeting with Rob Duncan and Lisa Goldstraw of Staffordshire Moorlands District Council which took place after the refusal decision in February. The design of the proposed scheme has been revised based on the comments received at pre-application stage and also takes into account the following material planning considerations which were highlighted as being important during earlier pre-application discussions with Jane Curley prior to submission of the first application (08/07982/FUL):

- Overall number of proposed dwellings;
- Layout;
- Impact on trees;
- Impact on residential amenity;
- Impact on the character and appearance of the area;
- Highways and
- Ecology.

1.04 It is considered that this statement will enable the Local Planning Authority (Staffordshire Moorlands District Council) to determine the application in full appreciation of the issues in respect of achieving a quality designed sustainable and energy efficient housing development. The following report provides an assessment of the principal planning issues arising from the proposals and concludes that - in the light of all material planning considerations – they would be appropriate and acceptable in planning terms.

2.00 SITE AND SURROUNDINGS

2.01 The application site, measuring an area of approximately 3482m² (0.35 hectares), is located at Stone House (no.30) Basnetts Wood Road, Endon, Stoke-on-Trent (see accompanying location plan drawing no. 0749/AI01). Appendix B contains a site analysis diagram and photographs of the existing building at Stone House. Endon is a village located in the west of the Staffordshire Moorlands Borough. The application site is located just off the A53 main road into Leek, being approximately 7.8km from the town of Leek, 9.9km from Hanley city centre and 8.8km from Newcastle-under-Lyme.

2.02 The site is located in a predominantly residential area within the development boundary of Endon village and is a brownfield site, being within the garden/curtilage land to Stone House. The application site is surrounded on all sides by residential properties. Stone House itself is set within a very large plot which contains a number of mature trees and established vegetation. The ground levels of the site slope downwards in a north-west to south-east direction resulting in extensive views across the borough. The slope in ground levels also ensures that views from the existing properties along the western side of Basnetts Wood Road extend beyond the highest point of Stone House looking towards Leek Road and beyond.

2.03 The site boundaries are formed by Basnetts Wood Road to the South West. From the South to the North West, the site boundary is lined with large hedgerows and fencing, separating an access-drive and land of neighbouring property no. 26 Basnetts Wood Road and gardens/land of property no. 25 and Fawn Hatch on Spring Bank Avenue. To the North East the site boundary is just beyond a stone retaining wall and steep embankment, covered with dense undergrowth and large trees. Generally rectangular in shape, the site tapers to a point at the South and has an approximate site area of 3482m². At its longest, the site is 106m long by 39m wide.

2.04 Backed by large trees the site falls steeply from the North West to the South East with an approximate 8m fall, this opens views over and above the neighbouring properties to the East. The majority of the site is maintained garden with small pockets of shrubs, undergrowth and trees, there are also some paved areas around the dwelling and a small patio area to the East. Approximately 465m² of tarmac makes the main entrance drive to the site, located to the North West running between the Stone House property and a retaining wall.

2.05 The existing properties within the area are mainly detached and semi-detached bungalows and two storey dwellings with the odd three storey property. The majority of these have brick and render façades with pitched tiled roofs, there are however a number of flat roof structures, balconies and different design styles.

2.06 Within the site are a large three storey dwelling (Stone House) and a single storey double garage accessed off the main drive. The three storey dwelling backs into the landfall revealing only two storeys to the North West, with the three storey facade to the South East. The building predominantly has white rendered walls, a slate tiled roof and timber framed windows. Black painted bay windows and a balcony project from the South East elevation and the lower ground floor level provides access to the garden.

2.07 The general elevations show different periods of architecture and little continuity. This is exaggerated by the deteriorating structure evident in the eaves, window positions, sagging walls and uneven floor and roof structure. Internally, the ground and first floor plans have a corridor that runs the length of the building linking the two staircases, with the majority of rooms facing South East. The lower ground floor is linked by the rooms, and faces entirely South East; currently this basement level is hardly utilised. Evidence of the property once being divided into two properties is apparent in floor level changes, cill heights and structural openings. The approximate floor areas are:

- Lower ground floor - 196m²
- Ground floor - 227m²
- First floor - 199m²

2.08 The current property consists of:

- 6 Bedrooms
- 1 Bathroom
- 1 En-suite

- WC rooms
- Studies
- 1 Kitchen
- Living rooms
- 1 Laundry room
- 2 Staircases
- Stores
- 1 Snooker room
- 1 Gym, bar and Sauna room
- 1 Garden store
- 1 Utility room

2.09 More recently constructed elements to the property comprise the entrance porch to the main building and the double garage. The entrance porch constructed in red clay brick with plain roof clay tiles and featured ridge detail sits uncomfortably and out of character with the linear white rendered façade. The incorporation of large Victorian bay windows to the garden elevation at some point in the past also spoils the linear form of the property, as does the block work walls and steel roof of the double garage.

3.00 PLANNING HISTORY

3.01 Research undertaken using the online planning history resource (Staffordshire Moorlands Public Access) shows that the following planning applications relate to the application site:

1. Erection of garage (reference 78/05117/OLDDC) Approved 22 June 1978.
2. Storage of vintage vehicles (LPA reference 78/05228/OLDDC). Refused 22 June 1978.
3. Established use certificate for storage of vintage commercial vehicles (78/06378/OLDDC). No details on decision.
4. Conversion of existing dwelling to 2no. dwellings and erection of garage and erection of 2no. detached dwellings with 2no. garages (reference 08/01982/FUL). Refused 13 February 2009.

3.02 For information purposes, Stone House originally comprised two separate properties- no's 28 (Stone House) and 30 (Oak Hill House) Basnetts Wood Road. However, when the applicant purchased the building in the 1980s, the two residential units were knocked

into one and the building became one residential unit occupied by the applicant and his family.

4.00 THE PROPOSAL

4.01 This planning application seeks full planning approval for the subdivision of one residential dwelling into three separate residential units, with modest alterations and extensions and garages to serve the two end units. The development also includes the erection of an additional detached dwellinghouse and garage. The application site relates to Stone House on Basnetts Wood Road within Endon. The application site would be split into the four plots as shown on drawing 0749.AL09. Stone House itself would be subdivided into three units and an additional dwelling would be erected within the rear garden space. As the drawings show, all dwellings would continue to use the existing vehicular access, and the secondary access off Basnetts Wood Road would be retained to provide a rear access for unit (Plot 3). A footpath would also be provided to allow access to the rear gardens of Plots 1 and 2.

STONE HOUSE- PLOTS 1, 2 & 3

4.02 To accommodate the subdivision of Stone House, the proposal would include both internal and external alterations. The external alterations would predominantly include alterations to window and door openings and modest extensions. The entrance point to the proposed dwelling in Plot 1 (drawing 0749.AL06) would use the existing front entrance, but would be remodelled. Plot 1 would comprise a 4 bedroom dwelling, providing accommodation for the applicant, who currently resides in the existing Stone House. The ground floor would comprise kitchen dining room, entrance hall, WC and bedroom with an ensuite disabled bathroom.

4.03 The first floor would comprise three bedrooms, one ensuite bathroom, one family bathroom and landing and hallway. The proposed dwelling would also make full use of the existing lower ground floor which would comprise a living room, study, lobby and shower/WC. It is proposed that a sun room extension be constructed at the lower ground floor level on the rear elevation of the building. The attic and roof plan would be retained as existing.

4.04 The proposals also include the construction of a double garage to the north elevation of Plot 1 (replacing the existing double garage). The garage extension would also provide for storage space at the lower ground floor level.

4.05 New front entrances would be created to allow for access to Plots 2 and 3 along the west elevation as shown on drawing no. 0749.AL07. The proposed layouts of Plots 2 and 3 is shown on drawing no. 0749.AL06, which demonstrates that habitable rooms would be contained on the first, ground and lower ground floor levels. Plot 3 would include a sunroom extension at ground floor opening onto a rear patio area. The part of the building currently used as a laundry and utility store would be converted into a garage to serve Plot 3, retaining the garden store at lower ground level.

PLOT 4

4.06 Vehicular access to the proposed new dwelling at Plot 4 would be shared with the other proposed units at Stone House; Plot 4 would be located in the north of the application site. Plot 4 would comprise a two storey, 4 bedroomed dwelling and a garage sited within the north end of the site. The entrance and garage to the new dwelling would be located on the upper ground floor level, with the kitchen and living areas on the lower ground floor split level sunk into the landscape. A large oak framed glazed sun space structure, similar in design to the sun rooms proposed for Plots 1 and 3, tackles the difficulty of single aspect living at the lower ground floor level, allowing natural daylight to flood into the rear of the property connecting the lower level living space with the garden.

OTHER MATTERS

4.07 Pre-application discussions highlighted that a there are a number of trees within the application site which are subject to a Tree Preservation Order (TPO). As such, it has been material to the proposals that the trees considered important to both the character of the site and the wider area, and in good health shall be retained as part of the development proposals. An Arboricultural Implications Assessment relating to the principal trees on site has been submitted with this planning application to clearly show which trees shall remain and which trees shall be removed, with an explanation for their removal.

4.08 It is proposed that a number of trees within the application site would be removed to allow for the development. The removal of trees shall be discussed in more detail at paragraph 7.22 of this Statement and in the accompanying report by Sylvanus.

5.00 RELEVANT PLANNING POLICY

5.01 The proposals have been formulated with careful consideration of the provisions of the Development Plan and national planning policy guidance.

THE DEVELOPMENT PLAN

5.01 The operative Development Plan comprises the RSS for the West Midlands (adopted June 2004), the Staffordshire and Stoke-on-Trent Structure Plan (adopted March 2001) and the Staffordshire Moorlands Local Plan (adopted September 1998).

RSS for the West Midlands (2004)

5.02 The adopted West Midlands RSS provides the strategic planning policies for the borough. At the time of publication in 2004, a number of further areas of work were identified and a partial review of the document commenced. Phase 1 of the review was formally adopted in January 2008. The vast majority of the RSS remains unchanged from the version published in 2004 and therefore the 2008 document represents the current regional policy.

5.03 The second part of the partial review of RSS (Phase 2 relating to housing, employment, retail, waste and transport) was submitted in draft to the Secretary of State in December 2007. However, in light of the government's agenda to increase housing building across the country (in part informed by the Housing Green Paper), further work will be undertaken to deliver higher housing numbers in the region. The consultation period on the draft Phase 2 report has been extended to December 2008 to allow stakeholders to comment on both the draft document and the findings of the study into delivering higher housing numbers. The Examination in Public into the Phase 2 draft report is now expected to take place in 2009.

5.04 Outside Major Urban Areas (MUAs), Policy CF2 (housing beyond the MUAs) confirms that lower levels of housing are proposed in rural areas to ultimately meet local needs. Priority should be given to the reuse of previously developed land and buildings within existing villages. Table 1 of Policy CF3 (levels and distribution of housing development) sets out the annual average rates of housing provision for the period 2001-2021, allocating 7000 to Staffordshire over the plan period.

5.05 Policy CF4 (the reuse of land and buildings for housing) states that local planning authorities should optimise the opportunities for recycling land and buildings for new housing development- at least 76% of future housing in the region between 2001 and 2011 should be provided on previously developed land.

5.06 Policy QE3 seeks to create a high quality built environment for all by securing high quality design respecting regional and local character. The policy confirms that regard must be given to how land and buildings could be reused to achieve this objective.

5.07 Transport policies T2 and T7 seek to ensure the reduced need to travel and maximum standards for car parking associated with new development. Policy T2 seeks to reduce the need to travel, especially by car, by encouraging new development (which generates significant travel demands) in locations which maximise accessibility by public transport, walking and cycling. Policy T7 confirms that maximum parking standards for parking should be adopted in accordance with guidance in PPG13 and PPG3 (now superseded by PPS3).

Staffordshire and Stoke-On-Trent Structure Plan (2001)

5.08 According to the Structure Plan the application site is located within the Stoke-on-Trent and North Staffordshire sub-area. The Plan states that the essential feature of the strategy for North Staffordshire is urban and rural regeneration involving actions to consolidate and improve the attraction of North Staffordshire. The emphasis with regards to housing is on providing high quality sites to meet all types of housing requirement.

5.09 Policy D1 seeks sustainable forms and patterns of development by (amongst other ways) concentrating as much new development as possible within the fabric of existing urban areas and considering all possibilities for reuse of land and buildings. Policy D1 provides a mandatory checklist against which development proposals should be measured. Policy D2 further states that development should generally conserve and, where possible, improve the quality of life and the environment with new development providing the opportunity to compliment or reinforce the existing grain of different areas, streets and patterns of movement.

5.10 Policy D4 (Managing change in rural areas) confirms that the essential character and economic and social fabric of rural areas should be maintained and improved by:

(a) *encouraging appropriate development which assists in diversifying the local economy and underpins or improves services and community facilities;*
(b) *seeking the provision of affordable housing where there is a local need;*
(c) *limiting development where it is not matched by supporting infrastructure and facilities, or where there is little prospect of a more balanced community evolving;*
(d) *ensuring that development does not have undesirable traffic impacts and is not of a scale or type which would adversely impact on the rural setting;*
(e) *generally* seeking to protect open countryside for its own sake.

5.11 Policy T1A encourages the efficient use of the existing infrastructure by all types of transport; new development should be accessible by foot, bicycle, public transport and telecommunications thus reducing reliance on the private motor vehicle.

Staffordshire Moorlands Local Plan (adopted 1998)

5.12 The site is located within the Town and Village Boundary of the village of Endon. According to the Secretary of State's Direction (effective from 28 September 2007) the only saved policy relating to this designation is Policy H4 (New Housing Development within the development boundaries of villages or towns). Policy H4 states that new 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.

5.13 The Local Plan confirms that within towns and village development boundaries, normal planning standards would be applied to assess development proposals.

5.14 Policy B13 (Design) states that within the plan area, development proposals will be expected to do the following:

(a) Demonstrate a good quality of design which takes account of the scale, character, siting, alignment, mass, design, colour and materials of their surroundings.
(b) Provide design and landscaping of the spaces between and around buildings throughout the whole site which takes account of and enhances the scale and

character of their surroundings. Existing site features such as trees and walls should be maintained where they contribute to the character and appearance of the site and its surroundings. Where hard landscaping is appropriate, natural materials should be used where possible, particularly in the special landscape area, in conservation areas and within the setting of listed buildings. Where soft landscaping is appropriate, it should follow ecological principles and incorporate plant species which are indigenous to the locality.

(c) Provide satisfactory standards of amenity for existing and proposed users of buildings through the space between buildings, their design, interrelationship, window sizes and positions.

(d) Mitigate adverse environmental effects, including noise, as far as possible through the location of noise sensitive developments away from existing sources of significant noise and through the location of noisy developments where noise is less important as a consideration or where its impact can be minimised through design or conditions.

(e) Make adequate provision for people with restricted mobility through the design of site layouts, the relationship between buildings and parking areas and the provision of access to shops and other public services and facilities.

(f) *Make provision for safety and security by maximising opportunities for natural surveillance through the relationship between adjoining land uses and through the layout and design of buildings* and spaces

5.15 In addition to the policies contained in the Local Plan, Appendix 3 of the Local Plan contains guidance relating to Space about Dwellings. The objective of the guidance is to provide privacy for existing and proposed residents and the protection of their amenities to enable reasonable enjoyment of their residence and garden with a degree of freedom from unwanted social contact. In relation to the development proposed at Stone House, the following guidance is considered relevant:

Principal Windows

(1) **Front Elevations**

Distance required between front elevations of dwellings containing principal windows is at least 22 metres.

(2) **Rear Elevations (three or more bedrooms)**

Distance required between rear elevations containing facing principal windows of dwellings with three or more bedrooms is at least 22 metres.

(4) **Corner sites or Flank Walls**

Distance required between the principal window on the rear elevation of a dwelling and a flank wall of a neighbouring dwelling where the flank wall has no principal windows or has obscurely glazed or high level windows is at least 14 metres. This distance can be reduced to no less than 11 metres where the flank wall forms part of a bungalow or other single storey structure.

(5) **Site Boundary or Solid Obstructions**

Distance required between principal window and any site boundary or any solid obstruction higher than the top of the window is at least 6 metres. This distance may be reduced if the window sill is at least 1.8 metres higher than the ground level at the boundary of the site or than the level of the adjoining highway.

Private Gardens

(6) **Dwellings with Three or More Bedrooms**

Mean length required is at least 11 metres and area required is at least 65 square metres excluding the area of the garage space or occupied by any other outbuilding.

Daylight

(11) **Adjacent Extensions/Buildings**

Extensions or new buildings that are to be sited close to (or at right angles to) the principal windows of existing properties must be designed so that there is no obstruction to daylight beyond:

a) the horizontal angle of 45° measured on plan view from the mid point of the nearest principal window of an adjacent property; and

b) the vertical angle of 45° measured on elevation from the mid point of the nearest principal window of an adjacent property.

(12) **Facing Extensions/Buildings**

Extensions or new buildings that are to be sited facing the principal windows of existing properties must be designed so that there is no obstruction to daylight beyond a vertical angle of 25° measured from the mid point of the nearest window(s) of any adjacent property.

6.00 OTHER MATERIAL CONSIDERATIONS

LOCAL DEVELOPMENT FRAMEWORK (LDF)

6.01 The Council's Local Development Scheme sets out the adopted timetable for the preparation of the development plan documents which will comprise the LDF. The Council is at an advanced stage in adopting its Core Strategy; the proposed Submission Version of the Core Strategy was published in May 2009 and was subject to consultation until 19th June 2009. Whilst the Core Strategy is at an advanced stage, it is considered that the principle of the development proposed fits in with the overall sustainable strategy of the document. In particular, it is noted that Endon (the village within which the application site sits) is identified as a larger village and proposals would be subject to the content of Policy SS6a once the Core Strategy is adopted. However, until that time, the Local Plan continues to be the prevailing Development Plan and therefore consideration of the current Core Strategy document is not considered relevant to this application at this stage. In addition, no other LDF documents are currently being consulted on, and accordingly little weight is attached to the LDF at this stage.

NATIONAL PLANNING POLICY GUIDANCE / STATEMENTS

6.02 Planning Policy Statement 1: *Delivering Sustainable development (PPS1 published February 2001)* seeks to facilitate and promote sustainable and inclusive patterns of development. Proposals should contribute to sustainable economic development through high quality inclusive design and the efficient use of land. PPS1 is clear that planning authorities should ensure the provision of sufficient, good quality, new homes within the aim of ensuring that everyone has the opportunity of a decent home.

6.03 PPS1 that good design is indivisible from good planning and that high quality and inclusive design should be the aim of all those involved in the development process. Paragraph 35 makes it clear that good design should be integrated into the existing urban form and the natural and built environments.

6.04 Planning Policy Guidance 3: *Housing* (PPG3 published November 2006) seeks to deliver the government's key strategic housing policy objectives by ensuring that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. PPS3 states that the planning system should deliver high quality housing that is well designed and built to a high standard and in suitable locations which

offer a good range of community facilities, with good access to jobs, key services and infrastructure.

6.05 PPS3 confirms that local planning authorities should encourage applicants to bring forward sustainable and environmentally friendly new housing developments and promote designs and layouts which make efficient and effective use of land, including encouraging innovative approaches to help deliver high quality outcomes. PPS3 states that matters to consider when assessing design quality include the extent to which the proposed:

- *Is easily accessible and well-connected to public transport and community facilities and services, and is well laid out so that all the space is used efficiently, is safe, accessible and user-friendly.*
- *Provides private outdoor space such as residential gardens, patios and balconies.*
- *Is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.*
- *Facilitates the efficient use of resources, during construction and in use, and seeks to adapt to and reduce the impact of, and on, climate change.*
- *Takes a design-led approach to the provision of car-parking space.*
- *Creates, or enhances, a distinctive character that relates well to the surroundings.*

7.00 KEY ISSUES

7.01 The application forms a resubmission of a similar application refused permission earlier this year (reference 08/01982/FUL). Taking account of the reason for refusal, relevant planning policies, pre-application advice and the character of the site, it is considered that there are two key issues in determining this proposal; 1) whether the proposal is acceptable development in principle in this location; and 2) the impact of the development on matters of acknowledged importance.

1. Acceptable Development in Principle

RESIDENTIAL DEVELOPMENT

7.02 According to the Local Plan Proposals Map, the application site is located wholly within the development boundary of Endon. The proposal comprises the creation of 3no. additional residential units within the curtilage of an existing residential dwelling; the new build element of the proposal would be sited within the rear garden of Stone House. The application site is therefore a brownfield site.

7.03 The proposal comprises the provision of additional 3no. dwellings within the Staffordshire Moorlands borough; the Local Plan confirms the presumption in favour of development within development boundaries. Indeed, as the committee report for the previous application (08/01982/FUL) confirms, both the Policy Manager and the planning officer agreed that the council had no objection in principle to residential development on this site:

> *'Due to the location of the site within the Endon Village Development Boundary and its classification as a brownfield site (being garden/curtilage land to Stone House), there is a general presumption in favour of residential development in accordance with PPS 3 'Housing' and policy H4 of the Staffordshire Moorlands Local Plan subject to the development being located so that it can be satisfactorily and economically serviced and that it is in sympathy with the character of the existing settlement in terms of density as well as scale and environmental quality'*

7.04 It is considered that this small scale development would not undermine the regeneration strategy for North Staffordshire and would not prejudice the planned delivery of housing through the Local Development Framework. It is also considered that the development

would contribute to the existing mixture of housing types within the area of Endon. The development is considered to be in accordance with Policy H4; being located within the development boundary.

SUSTAINABILITY

7.05 As discussed previously, the application site is located approximately 7.8km from Leek town centre, 9.9km from Hanley city centre and 8.8km from Newcastle-under-Lyme. Whilst the site is located within a semi rural village, Endon is served by three good bus services. The no. 8/8A runs daily between Endon and Hanley every 20 minutes and the no. 18 bus runs between Hanley city centre and Leek, stopping at Endon every 20 minutes. There is also a service which links Haney and Leek to Buxton which stops in Endon (bus no. 118).

7.06 Endon is a well served village in terms of local services and facilities. The following table details the key services which are mainly all within 1km of the application site:

SERVICE	LOCATION	APPROX DISTANCE FROM APPLICATION SITE
Doctor	Trinity Court, Leek Road, Stockton Brook	0.51km
Doctor	Station Road, Endon	0.85km
Pharmacy (next to the doctors)	Station Road, Endon	0.85km
Dentist	Station Road, Alder House, Endon	0.85km
Post Office	Leek Road, Stockton Brook	0.51km
Spar shop convenience store	Station Road	0.85km
Late shop convenience store	Leek New Road	1.8km
Public House	Station Road	0.53km
Endon High School	Leek Road	0.35km
St Lukes Primary School	Leek Road	0.50km

7.07 Given that the application site is located within a sustainable location within the village of Endon, it is concluded that the proposal would not be contrary to the sustainability objectives of the RSS, Structure Plan and Local Plan. It is considered that the development accords with Part (A) of Policy H4; the development would be satisfactorily and economically serviced. In addition and in accordance with guidance contained in PPG13, the above table shows that the development would be within the recommended 2km walking distance and 5km cycle distance of the above services.

KEY ISSUE 1- CONCLUSION

7.08 Overall, the principle of residential development is considered acceptable in this location, and in accordance with the provisions of the Development Plan, because **i)** the site is in a predominantly residential location within the development boundary of Endon; **ii)** the residential units would contribute to the mix of housing choice in the area; **iii)** the development would be in accordance with the RSS strategy for small scale residential development in rural areas; and **iv)** the site would be satisfactorily and economically serviced.

2. Impact of the Development on Matters of Acknowledged Importance

IMPACT ON CHARACTER AND APPEARANCE OF THE AREA:

- **i. Layout**
- **ii. Residential Amenity**
- **iii. Design**
- **iv. Drainage**

i. Layout

7.09 The proposals comprise the development of four residential units in a predominantly residential area within the development boundary of Endon. The village of Endon is characterised by predominantly (but not solely) detached residential properties set within spacious plots. Stone House itself is a large property set within one of the largest plots in the immediate surrounding area.

7.10 The western side of Basnetts Wood Road is characterised by dwellings set within uniform, narrow plots (when compared to the size of the dwelling) and the properties on the eastern side are less uniform and more spacious (properties Spring Cottage, Callou and no's 20 and 26). Spencer Avenue and Springbank Avenue typically comprise smaller semi-detached properties set within smaller plots than those along Basnetts Wood Road.

7.11 It is considered that the proposed layout demonstrates that the new residential dwellings would be set within spacious plot sizes similar to those in the surrounding area. The application site in its entirety is quite large for a single residential property (measuring 0.31ha) in Endon and is significantly larger than the other residential plots that surround it. It is considered that the proposed new build split-level dwelling and the proposed site

areas for each of the individual plots would be in-keeping and representative of the typical plot size in Endon. It is therefore considered that the layout of the development would have an acceptable impact on the character and appearance of the surrounding area.

ii. Residential Amenity

7.12 As with all development within a predominantly residential area, the residential amenity of the occupants of both the proposed development and those in existing surrounding properties is considered paramount. The issue of residential amenity has been particularly important to this scheme because it is the applicant's intention to occupy one the subdivided properties of Stone House, should planning permission be granted. As such, careful thought has been given to the design of the proposed development; this was key following the reason for refusal for the previous scheme. As a result of the refusal and following discussions with the local planning authority, the previously proposed extensive glazing on the east elevation (of the converted Stone House) has been reduced, proposed balconies have been removed and the detached dwelling in the south of the site has been removed entirely from the scheme.

7.13 With regards to Stone House, it is considered material to this proposal that the building was in fact two properties until the 1980's, when it was then converted into a single dwelling by the applicant. It is deemed that the proposed subdivision would have an acceptable impact on the residential amenity to both the existing neighbouring properties and the other unit proposed within the application site.

7.14 It is considered that the main issue regarding residential amenity is the impact the rear elevation of plots 1, 2 and 3 would have on the surrounding properties, both existing and proposed. The rear elevation of the existing Stone House has a number of window and door openings on all levels, including three large bay windows at upper ground floor level. Due to the changes in ground levels across the application site (sloping downwards in a north-west to south-easterly direction) these ground floor windows appear at the lower ground mid elevation above level and already have a good elevated view across the rear garden and beyond towards the direction of Springbank Avenue. As a consequence, it is considered that the proposed alterations to window and door openings, particularly those on the east elevation, would not be significantly different to the current situation and would therefore not have any material impact on the existing residential amenity enjoyed by surrounding neighbouring properties. In particular, there would be no overlooking from the ground floor sun lounge areas.

7.15 Both no's 20 and 26 are set at a much lower ground level than the application site with rear gardens that back onto the southern boundary of the application site. At present, views from the rear garden and Stone House itself look across the tops of no. 20 and no. 26, however, the density of the existing mature trees and shrubs within the application site and the changes in ground levels, assist in masking many direct views into the gardens of these properties. What the submitted drawings (in particular 0749.AL10) show is that the proposed situation, in terms of overlooking onto property no. 26, would be no more intensive than the current situation. The current scheme has removed the previously proposed dwelling in this part of the application site and now the nearest property to no. 26 would be plot 3; a converted part of the existing Stone House building.

7.16 It is considered therefore that the combination of the retention of existing trees and shrubs, the existing difference in ground levels and the existing distances between no. 26 and Stone House itself results in a proposed scheme that would not have any adverse impact on the residential amenity of any surrounding properties, in particular no's 20 and 26 Basnetts Wood Road.

7.17 Drawing 0749/AL01 shows that the proposed dwelling in plot 4 would be located nearest to properties on Springbank Avenue, in particular Fawn Thatch and no. 25. It is considered that the proposed dwelling would not have an unacceptable impact on either of these properties given that the dwelling would be sited 25m from the building at no. 25 and at least 22m from Fawn Thatch. The scheme for plot 4 has been amended since the refused scheme to address previous concerns raised by the local planning authority; there are no windows on the north elevation (facing Fawn Thatch). Further, the proposed dwelling differs from the previously proposed dwelling in the following ways:

- The height of the highest roof ridge point has been reduced from 8.4m to 7.3m - a reduction of 1.1m;
- The height of the dwelling on the west elevation has been reduced from 5.5m to 4.5m - a reduction of 1m;
- The garage height has been reduced from 5m to 4.2m - a reduction of 0.8m; and
- The balcony on the east elevation has been removed along with the glazed doors at first floor level (previously serving access to the balcony from the proposed bedrooms). Natural light will be provided by velux windows which replace the previously proposed glazed patio doors. The glazing shown on the east elevation represents a glazed roof over the (oak framed) sun space structure.

7.18 In addition to respecting the relationship the proposed dwellings would have on surrounding properties, it has been important to ensure that the dwellings would be sited within an individual plot which is sizable enough to provide future occupants with suitable amenity space around each dwelling. Drawing no. 0749/AL09 shows the individual plot sizes and the area of garden space within each plot.

7.19 Each of the plots shall be provided with a garden area of more than 65m²; indeed the smallest is more than 4 times this at 290m². It is therefore considered that the proposed dwellings each meet the criteria of Policy H4 and Policy B13 and the standards set out in Appendix 3 of the Local Plan (Space about Dwellings).

iii. Design

7.20 The accompanying Design and Access Statement discusses in more detail the context surrounding the design of the scheme. Design has played an integral part in this resubmission, following the pre-application meeting with the local planning authority and close inspection of the reason for refusal which states:

> *'…Cumulatively issues with the design of the properties, namely balconies, garage design and the large expanses of glass to be inserted into plots 1 and 2 results in a form of development which is not acceptable for this site'.*

7.21 In summary, it is considered that the development meets the provisions of policies H4 and B13 by proposing a scheme which meet the following design principles:

- Fit in to the surroundings in terms and groupings, use, size, scale (height and massing) and appearance (materials, roof, walls, windows and doors etc.);
- Sturdiness to combat the elements with the use of traditional durable and maintenance free materials and finishes'
- Appropriateness to the local vernacular and context, predominantly rectangular in form, strong roof pitch, limited range of external materials, natural colouring and good proportion with vertical emphasis to openings within solid looking walls.

iv. Drainage

7.22 The development comprises small scale residential new build within a predominantly residential area. It is considered that the small scale development of an additional 3 units would not have a significant impact on the existing drainage system in the surrounding

area and would not overload the existing mixed storm water and sewage drains system. In particular, it is proposed that the surface water run off would discharge in a controlled manner into the existing Local Authority drainage systems or alternatively will discharge via newly constructed soakaways located within the confines of each of the new residential plots. Plots 1 and 2 foul water drainage would be directed into the Local Authority sewer network and plots 3 and 4 would have their own Bio tank located within their own garden plots for any foul waste. It is considered that details relating to drainage could be conditioned on any forthcoming planning permission to ensure that the new dwellings would link into the existing system without having an unacceptable impact on drainage.

IMPACT ON TREES

7.23 Following advice provided at pre-application stage, an Arboricultural Implications Assessment accompanies this planning application. The position of existing healthy and mature trees throughout the application site has in part informed the siting of proposed development and has been fundamental to the design of the proposals. However, an assessment has been undertaken on the implications the development would have on both trees that would be removed and those to be retained.

7.24 As drawing no. 0749.AL05 shows, (when read in conjunction with the Assessment by Sylvanus) tree no. 5 would be removed to allow for the proposed development. As the Assessment by Sylvanus confirms, the loss of this tree is a direct consequence of the condition of the trees rather than to facilitate the development proposal. The loss of other small fruit trees is required to accommodate Plot 4; these trees are of no arboricultural significance, and therefore their removal would not be detrimental to the ecological value of the application site. The Assessment also confirms that careful consideration shall also be paid to the existing trees on site during development construction. The removal of certain trees has been agreed with the Trees and Woodlands officer as documented in the letter contained in Appendix C.

7.25 In conclusion, the proposals have been informed by a number of existing trees and it is proposed that as many trees as possible would be retained to ensure that the character, appearance and ecological value of the site are maintained. In particular it should be noted that all existing boundary trees would be retained as part of the scheme. It is therefore considered that the proposed removal of four principal trees from the application site would not have an unacceptable impact on the character and appearance of the site and the development accords with Policies H4 and B13.

ECOLOGY

7.26 In line with pre-application advice provided by the Countryside Officer, Evolution Ecology undertook a Bat and Bird Survey. The Survey was undertaken to identify and locate the presence of protected bat and bird species within the existing dwelling at the application site. A site inspection was undertaken to evaluate the suitability of the dwelling for bats and birds by inspecting the exterior and interior of the building. As part of the interior inspection, time was also spent searching for signs to confirm bat and bird use.

7.27 The Survey confirmed that there was no evidence of bat or bird habitation from the internal inspection. An emergence survey was undertaken on the site to confirm the findings from the interior and exterior inspection. While the survey found there was some bat activity shortly after dusk in the form of five commuting/foraging pipistrelle bats, the survey found that these individuals did not emerge from the dwelling but flew in from the east of the application site.

7.28 The Survey concludes that the lack of bat evidence in the building combined with the results of the bat detector survey indicates that the development of the application site is unlikely to impact upon any individual bat species or the local bat populations. As no bat or bird activity was recorded within the dwelling, no further works are considered necessary. To conclude, on the basis of the findings of the Bat and Bird Presence Survey, it is considered that the development would not have an impact on the ecological value of the site.

HIGHWAYS

7.29 The dwellings would be located on an existing residential street. A shared vehicular would provide access to all of the residential plots. Access improvements have been incorporated into the scheme to ensure that the visibility splay meets the local highways authority standards as discussed in the Design and Access Statement.

7.30 In accordance with advice provided at pre-application stage, access improvements have been incorporated into the proposals without significant alterations to the existing mature vegetation along the application site's frontage (along Basnetts Wood Road). As the existing (drawing no. 0749.AL02) and proposed (drawing no. 0749.AL05) site plan shows, the vegetation along the frontage, particularly the mature trees, hedge and shrubs shall be retained as part of the proposals. In any event, details of a landscaping scheme

could be conditioned, if planning permission were granted, to secure the vegetation along the site's frontage.

KEY ISSUE 2- CONCLUSION

7.31 This resubmission comprises a scheme which has derived from the refused scheme and further discussions with the LPA. Overall, the details of the proposed residential development are considered acceptable in this location, and in accordance with the provisions of the Development Plan, because **i)** the development would not have an unacceptable impact on the character and appearance of the site and surrounding area; **ii)** the dwelling would not have an unacceptable impact on the residential amenity of neighbouring properties; **iii)** the proposed dwelling units would be provided with suitable private amenity space; **iv)** the proposed design of the dwellings is in-keeping with the existing Stone House and the surrounding area; and **v)** the proposals would not have an unacceptable impact on trees, ecology or highways.

8.00 CONCLUSIONS AND SUMMARY

8.01 This application seeks approval for the subdivision of one dwellinghouse into three (with alterations and extensions) the erection of a garage to serve two of these dwellings and the erection of a single detached dwelling and an associated garage; in total, the creation of 3no. new residential units. The application site is located at Stone House on Basnetts Wood Road in Endon. The new build dwelling would be sited within the rear garden of Stone House, to the north of the existing building. Access to all of the units would be taken from the existing vehicular access which serves Stone House. A secondary access (existing access) would provide an additional access to the rear of the unit comprising Plot 3.

8.02 This planning application is submitted following pre-application discussions with the local planning authority, highway authority and countryside officer. It is considered that the application addresses concerns which were raised as part of these various pre-application discussions, especially those raised by the local authority.

8.03 The layout of the four individual dwellings within the application site has been designed to a high quality and it is considered that the scheme presents the opportunity to make the most of a very large residential curtilage, without having an unacceptable impact on residential amenity of both existing neighbours and the future occupants of the proposed dwellings.

8.04 It is considered that the proposal is in accordance with the principles of the operative Local Plan, and particularly Policy H4 and Policy B13, by providing a new, small scale residential development which is in-keeping with the character and appearance of the application site and the surrounding local area. It is therefore respectfully requested that the proposal be granted full planning permission.