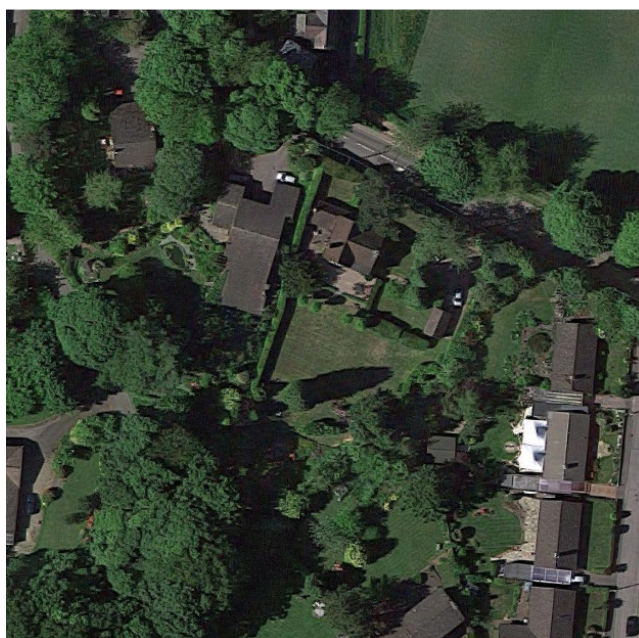


# PLANNING / HERITAGE AND DESIGN & ACCESS STATEMENT



**PROPOSAL** : Erection of a new dwelling (retrospective) including rear conservatory

**ADDRESS** : The Dimble, Limekiln Lane, Alton, Staffordshire, ST10 4AR

**APPLICANT** : Mr & Mrs J Miller

**DATE** : June 2016

**JOB No.** : 2013-1930

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## **1.0 INTRODUCTION**

Sammons Architectural Ltd have been appointed by Mr & Mrs Miller to prepare and submit a retrospective planning application to Staffordshire Moorlands District Council for the erection of a new dwelling on land behind Dimblecroft, Alton and for a proposed rear conservatory.

## **2.0 USE**

The site used to form part of the garden of Dimblecroft, Limekiln Lane, Alton. The site itself is located within the defined settlement boundary of Alton.

## **3.0 AMOUNT**

The site measures approximately 0.09ha in area and the application is for the existing dwelling

## **4.0 LAYOUT**

The dwelling subject of this planning application is already in situ and is as per the application plans

## **5.0 SCALE**

The proposal will be in the form of a one and a half storey dwelling. The first floor accommodation will be located in the roof space.

## **6.0 LANDSCAPING**

The site includes substantial landscaping which is being retained. No further landscaping is considered necessary.

## **7.0 APPEARANCE**

The appearance of the proposed dwelling has been influenced by the factors set out above. It has resulted in a one and a half storey building of modest dimensions. The building will be of brick and natural stone construction and a plain tile roof.

## **8.0 ACCESS**

The proposal will use an existing access onto the site as shown on the application drawings. The site is within easy walking and cycling distance of village services including shopping, employment, health, education and community facilities. It is also convenient for public transport routes that give access to the nearest towns of Cheadle and Uttoxeter, and to other moorlands villages.

## **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

DC3 – The Historic Environment

## 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 HERITAGE ASSESSMENT**

The application proposes the retention of the dwelling and the erection of a modest conservatory on the rear elevation of the detached dwelling that has been erected recently on land that used to form part of the rear garden of Dimblecroft that is a large detached house facing Lime Kiln Lane. The design and layout of the proposal was guided by the character of the existing dwelling and the character of the area generally.

The application site is located within the village boundary of Alton. Lime Kiln Lane is characterised by its Arcadian environment comprising large detached dwellings set in generous heavily landscaped grounds. 'The Dimble', which has been built in the rear garden of 'Dimblecroft' formed one of these. The host property does not have much of a frontage given that it is located in the rear garden of 'Dimblecroft', which itself has a tall hedgerow along the highway boundary and established hedgerows along its other boundaries. Opposite the application site is a large sports field associated with Alton Village Hall.

The application site represents a discrete location at the rear of Dimblecroft. In the original planning application retention of all trees that surround the site was important. The tree report on the original application acknowledged that most of the trees are only in a fair condition and could be felled and replaced, to avoid opening up the site to views from surrounding dwellings and from the Conservation Area, the design objective has been for tree retention. The application site for the conservatory will still not affect any trees and as such there is no arboricultural harm caused. The scale and massing of the proposed conservatory is minimal and it represents a subordinate structure when compared to the host dwelling. This will still maintain the outlook of nearby residents and will minimise any visual impact from within the Conservation Area.

The application site is not in the Conservation Area, but borders it. The significance of this part of the Conservation Area is the wooded bank that rises from Dingle Lane to the application site. Previous discussions with the Council during the assessment of the original application for the new dwelling and at pre-application stages confirmed this as the provision of a vehicular access through this bank was discouraged. This application still proposes no changes to the status of the bank. It is considered that the layout and design of the property will have no greater impact on the neighbouring Conservation Area with the proposal due to its overall modest size and enclosed location. Furthermore, the retention of the bank and its trees will ensure that the character of the Conservation Area is not harmed and that the application property is well screened.

## **11.0 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 dwelling has not been built in accordance with the approved plans, the applicant has made an honest mistake and included a basement area during construction that will provide the base for the conservatory to be sited upon. It is considered that the alterations to the approved scheme (SMD/2013/1161) are relatively minor and that the external appearance will remain generally unaltered, apart from the addition of the conservatory. However, this feature is modest in comparison to the host dwelling and compliments the property visually. The property that has been constructed is broadly in the same character, scale and massing of the approved scheme and it is considered that this proposal will not create any adverse harm to the surrounding area or the Conservation area that it borders. The site will still be well screened and the views within the site will be limited. The development will not result in any adverse impacts 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 arrangements are as proposed on the original approved scheme.

It is acknowledged that the existing dwelling differs slightly from the approved plans and again the applicant is regretful of this matter. However, the alterations are not considered significant enough to dramatically alter the proposal from that what was already approved. The dwelling and the proposed conservatory are still 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 retrospective application for the dwelling and proposed rear conservatory and grant planning permission accordingly.