

### Planning & DAS Statement.

**Proposal** - Caravan Plot – Residential .

**Site** - 455 New Street, Biddulph Moor, Biddulph.

**Date** – July 2016.

**Reference** - **SMD – 2016 – 0456.**

### **Vision and Objectives.**

The applicants have lived in Number 455 for some 25 years and now wish to downsize from the house on site to a smaller single level home in their retirement, while contributing to the local community ( Community Association and *Biddulph in Bloom* ) and being close- by to family in *School Lane* who can offer long term support.

Mr Jones has previously been discharged on medical health grounds from Police service, after sustaining injuries responding to an emergency. He had previously completed 19 yrs public police service.

A caravan on the side garden plot has been proposed as the preferred new option rather than a bungalow build. Limited residential infilling in this Larger Village is not precluded.

The side yard of the property is some 9-10m wide and is adequate to accommodate a smaller caravan residence ( *50sqm – 1b, 2p caravan park home* ), with its own shared access to New Road.

It is a village centre site with no planning constraints - heritage or flooding ( ***SD4 of the Local Plan*** ) and is accessible to bus services, if reliance upon the car were to be foregone in the future. It would also offer an affordable home in retirement for the applicants, in line with the ***SM Local Plan*** .

### **Urban Context Appraised. Street Scene Fitting -in . *SM LP - SS1, SS1 a and SS6a.***

No 455 is a detached former police house set in its own grounds. It is situated in the centre of the village of *Biddulph Moor* close to main services and facilities. Access at level is achieved from New Street. The locality is defined as a *Larger Village* – and is primarily residential in nature with detached and semi-detached houses and bungalows. The area is therefore mixed in residential character and is of no especial planning qualities requiring items of character to be reinforced .

An open space is sited on the south-east neighbouring corner of the property which remains unaffected and serves as a visual *foil* to the site from the west corner of New Street with its side road.

Forming a plot for a residential caravan alongside the house at number 455 does not significantly alter area residential character, and reinforces the residential land-use. The plot size is equivalent to other subdivisions in the same street. A caravan on the site side yard would not be especially prominent due to the site being enclosed by unusually high walls and the terrain being lower than the road. Building line on *New Road* has been maintained.

### **Relevant Policies. *S M Local Plan.***

There are no relevant policies applicable to a residential single plot caravan in the SM Local Plan. The application is to be decided on merits, such provision not being prevented.

**Design Policies & Considerations. SM LP - H1, SD1, SD3 and DC1 / SPG Space about dwellings.**

**Layout.** One caravan is to be sited on the east site plot, leaving space at the rear along the north boundary. The front house building line is respected. High front road wall and side east walls maintained for screening. The rear north side of the caravan will have a blank elevation to respect neighbour amenity to the north.

**Scale.** Single storey caravan alongside two storey house. Proportionate street scene scale.

**Appearance.** High quality park home finishes and pitched roof unit to match area appearance. Colour scheme of exterior panels to be muted beige /brown to match the house. Grey textured roof.

**Sustainable Construction.** The park home will have energy saving measures in the construction.

**Landscaping.** Walls, fences and surfaces retained. New internal boundary wall placed along west boundary – 2.5m high minimum.

**Amenity.** No issues identified for number 455.

**Drainage - To sewer.**

**Garden** - A rear garden space has been achieved on the plot – 38sqm.

**Adaptability** - The proposal offers the applicants adaptable living space on one level.

**Crime Reduction.** The site is enclosed and has shared access. In addition, passive surveillance is achieved over the site and the parking areas from the road. The caravan design includes *secured by design* features to deter break-in theft. CCTV could be installed, if required.

**Movement, Access & Inclusive Access. SM LP - SD1, T1 and T2. Parking Standards.**

The application site has a wide existing access to New Street which is sited inside the residential area (30mph). Visibility at the point of access is 2.4m by 70m+ in both directions. The access will be shared with the existing house at 455. Parking spaces have been retained in the curtilage of No 455 and turning.

Car and cycle parking space for the caravan and turning is also allocated in the application.

The site is sustainably located near to bus service route and local services.

Access to the caravan will be from the front – north via a patio or the side hall entry door to the east. These entry points can be stepped or made a ramp to the east side to assist inclusive access and adaptability. Waste recycling store areas will be placed on the front yard.

**Suggested Conditions & CIL.**

No CIL issues arise.

Suggested conditions would include limit to the number of caravans to one in number. Colour of caravan to be beige/brown, or such other colour as may be required.

The caravan will be subject to normal site licensing requirements for a single plot unit to offer added controls over amenity.