

ANDREW ELLIS
Planning Consultants Ltd
57 Bollington Road, Bollington, Macclesfield Cheshire SK10 5EJ

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

16 September 2016

Dear Sir

**PROPOSED ERECTION OF A DETACHED 3-BED HOUSE AND SINGLE GARAGE AT HOLLY HOUSE,
SUGAR STREET, RUSTON SPENCER, MACCLESFIELD, SK11 0SG.**

This statement is submitted on behalf of Mrs Tara Vernon in support of a full planning application for a proposed development at Holly House, Sugar Street, Rushton Spencer. The documents submitted with the application include:-

- Completed Application Forms.
- £385.00 in respect of the planning fee.
- CSD 1454 01A – Survey – 1:200@A1.
- CSD 1454 02C – Proposed site plan – 1:200@A1
- CSD 1454 03 – Existing dwelling (Holly House) – 1:100@A2.
- CSD 1454 04B – Proposed new dwelling – 1:100@A2.
- CSD 1454 05 – Proposed dwelling (Holly House) – 1:100@A2.
- CSD 1454 – Location and site plan - 1:1250 & 1:500

The Proposed Development.

1. The application seeks full planning permission for the construction of a detached, two-storey, 3 bedroom house and single garage on the garden land situated to the south west side of Holly House.

2. Access to the new house would be via the existing access onto Sugar Street which already serves Holly House and the adjoining houses at Sharon, Mayfields and Greenfields. The parking arrangements for both the new dwelling and Holly House are shown on the proposed site plan.

3. The existing dwelling at Holly House would be modified with the demolition of the conservatory and two small single storey extensions which are situated at the rear and north east side of the property. The position of the existing conservatory and the extensions to be removed are shown on drawings 03 and 04B. An existing first floor bedroom window to the south west side of Holly House

would be removed. Two new first floor bedroom windows would be provided in the rear elevation of the house in order to give light to this existing bedroom. Four windows in the south west side of the existing house would be altered so that they would be retained with obscure glazing. A new first floor bedroom window would be provided in the front elevation of Holly House.

National Planning Policy Framework

4. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. It views delivery of sustainable development as a key consideration for the planning system. Indeed within the Framework there is '*a presumption in favour of sustainable development*'. The Framework identifies and outlines three principle roles the Government considers the planning system should play in the delivery of sustainable development, these are:

- **an economic role** – by amongst other means, contributing to building a strong, responsive and competitive economy;
- **a social role** – by amongst other means, supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – by amongst other means, contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5. The policies in the Framework (paragraphs 18-219), taken as a whole, constitute the Government's view on sustainable development. The Framework addresses the plan-led system and states: '*Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise*'. This is in line with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, which states: '*if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise*'.

6. The Framework also advises '*decision-takers*' to approve development proposals that:

- accord with the development plan without delay and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

7. The Framework identifies a set of core land-use planning principles which should underpin both plan and decision-making processes of Local Planning Authorities. Those that are relevant to this application include:

- encourage the effective use of land by reusing land that has been previously developed;
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- focus development in sustainable locations.

8. Paragraph 19 of the Framework indicates that 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.

9. The Framework indicates that the Government attaches great importance to design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

10. Paragraph 49 of the Framework indicates 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.

Development Plan

11. The Staffordshire Moorlands Core Spatial Strategy provides the overall planning framework which is used to assess development proposals. Relevant policies within the Core Strategy (CS) include:-

Policy SS1 – Development Principles. This policy underpins the whole Core Strategy and provides a fundamental set of criteria that will be applied to all development proposals to ensure that all development provides integrated solutions which meet social, economic and environmental objectives at the same time.

Policy SS6 – Rural Areas. This is the policy which defines the extent of the rural area and defines each of the larger and smaller villages. The categorisation of each village has been based on their population, services, facilities and capacity for development.

Policy SS6b – Smaller Villages Area Strategy. This policy identifies Rushton Spencer as a smaller village where the settlement will provide for appropriate development which enhances community vitality or meets a local social or economic need of the settlement and its hinterland. With reference to housing new housing development should meet a local need, including affordable housing (in accordance with policy H2).

Policy H1 refers to new housing development in general with Policy H2 referring to the thresholds for the provision of affordable housing and rural exception sites.

Policy DC1 and DEC seek to protect amenity and the character and appearance of an area.

Policy SS1 requires all development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. Reference is made to the desire to increase economic prosperity whilst retaining the character of an area.

Planning Considerations

Housing land supply.

12. 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) remains in force until the Council's Development Plan Document are adopted. 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.

13. 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. 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 Council calculates its 5-year land supply on a district basis. As at September 2015, it was 1.84 years (with a 20% buffer). The 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 and the application must be determined in the context of paragraph 14 of the Framework.

Development within the village

14. Core Strategy (CS) Policy SS6b Identifies Rushton Spencer as a smaller village within the rural area. The application site is situated within the settlement boundary of the village where policy SS6c permits new housing which meets local need. The explanation to the policy does not confine the concept of local need to affordable housing but make it clear that some development is necessary to

provide ongoing housing opportunities within the villages. Whilst Rushton Spencer is spread out across a fairly large area, the nucleus of the village extends around Sugar Street. The proposed dwelling would be located in the heart of the village within a close walking distance of the local church, the primary school and the public house. The site is located just off the main A523 Macclesfield to Leek Road which is serviced by a bus service between Ashbourne, Leek and Macclesfield. It is my view that the proposal represents limited infill within the boundary of an existing settlement.

Character, appearance and amenity.

15. CS Policy H1 seeks to ensure that all new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers whilst respecting the privacy and amenity of existing occupiers.

16. CS Policy DC1 refers to design and seeks to ensure that all development is well designed and reinforces local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD. Amongst other things development should be of high quality with detailing and materials appropriate to the area; it should be designed to respect the site and its surroundings through its scale, density, layout, siting, landscaping, character and appearance; it should incorporate sustainable construction techniques; it should protect the amenity of the area including residential amenity and provide a safe means of access.

17. CS Policy DC3 seeks to protect and where possible enhance the local landscape and the setting of settlements in the Staffordshire Moorlands. The policy indicates that the Council will resist development which would be harmful to the local or wider landscape setting of a settlement.

18. The proposed dwelling is situated in the south west side (garden) of the existing dwelling known as Holly House. Both the existing house and the proposed house would be provided with private rear gardens and parking. A street scene showing the scale and appearance of the new house is shown on drawing 04B. This front elevation demonstrates that the new house would sit comfortably with its neighbour at Holly House and have an acceptable impact on the street scene. The existing fir trees and weeping willow to the roadside frontage would be removed and replaced with a beech or hawthorn hedge to provide a more sympathetic treatment to this boundary. The positions of the trees to be removed are shown on drawing 02C. Paragraph 3 of this statement provides details of the alterations which are proposed to Holly House in order to protect the amenity of this existing house which would remain in the ownership of the Applicant. It is my view that the proposal would be sympathetic to the character of this central part of the village and would not cause any harm to the amenity of the existing dwelling. Both houses would use the existing shared access onto Sugar Street. The proposal satisfies the requirements of CS Policies H1, DC1 and DC3.

Conclusion

The National Planning Policy Framework indicates that there are three dimensions to sustainable development; environmental, social and economic. The proposal satisfies the relevant core planning principles within the Framework and the requirements of CS Policies SS1, SS6b, H1, DC1 and DC3 for the following reasons: -

- The Planning Authority cannot demonstrate a five-year supply of deliverable housing sites and 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 and the application must be determined in the context of paragraph 14 of the National Planning Policy Framework.
- In environmental terms the proposal is an appropriate form of infill housing development within a sustainable location which would not cause any significant harm to the character of Rushton Spencer.
- In social terms the proposal would increase housing supply and would not cause any harm to the amenity of nearby residents or highway safety.
- The proposed development also results in economic benefit. Although not an employment scheme, the development would create construction jobs and housing and thereby contribute to the local economy.

In accordance with the National Planning Policy Framework significant weight should be given to the need to secure economic growth and planning permission granted for the proposed development.

Yours sincerely

Andy Ellis

Chartered Town Planner

Mobile: 07765 308 547

E-mail: andy.ellis@ae-planning.co.uk