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:

Formation of new site access, remodel of existing bungalow and erection of 2No new detached dwellings

Supporting Documents:

AEW Architects drawings

6305-AEW-XX-XX-D-A-400	Location plan
6305-AEW-XX-XX-D-A-401	Block plan
6305-AEW-XX-XX-D-A-402	Existing site plan
6305-AEW-XX-XX-D-A-403	Proposed site plan
6305-AEW-XX-XX-D-A-404	Existing building details (123)
6305-AEW-XX-XX-D-A-205	Existing building details (121)
6305-AEW-XX-XX-D-A-206	Proposed buildings

Agathoclis Beckmann, Landscape Architects:
Tree Report

Existing situation

SITE

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

It is accessed via a shared driveway directly off the A527 in close proximity to the roundabout.

To the north 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 linking to the driveway.

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

- The northern corner of the site has a group of protected trees
- 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: Group of trees to the north of the site



Above: Image of the site entrance from the A527



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

121 Tunstall Road is a detached bungalow with accompanying detached garage (and external stores).

It was constructed in the early 1990's of buff brick and a traditional, pitched, clay tiled roof.

The form of the bungalow is predominantly rectangular, set parallel with the eastern boundary of the site. It has a dual pitch to the roof, providing gable ends to the north, south and part western elevations. There are two tiled dorma windows set into the western side of the pitched roof.

The double garage (and external stores) are constructed of the same buff brick and a traditional, pitched clay tiled roof as the bungalow.

The gable elevations of the garage face east and west

Plan and elevation arrangements of the existing buildings can be found in the accompanying detail drawings



Above: View of bungalow from the site entrance



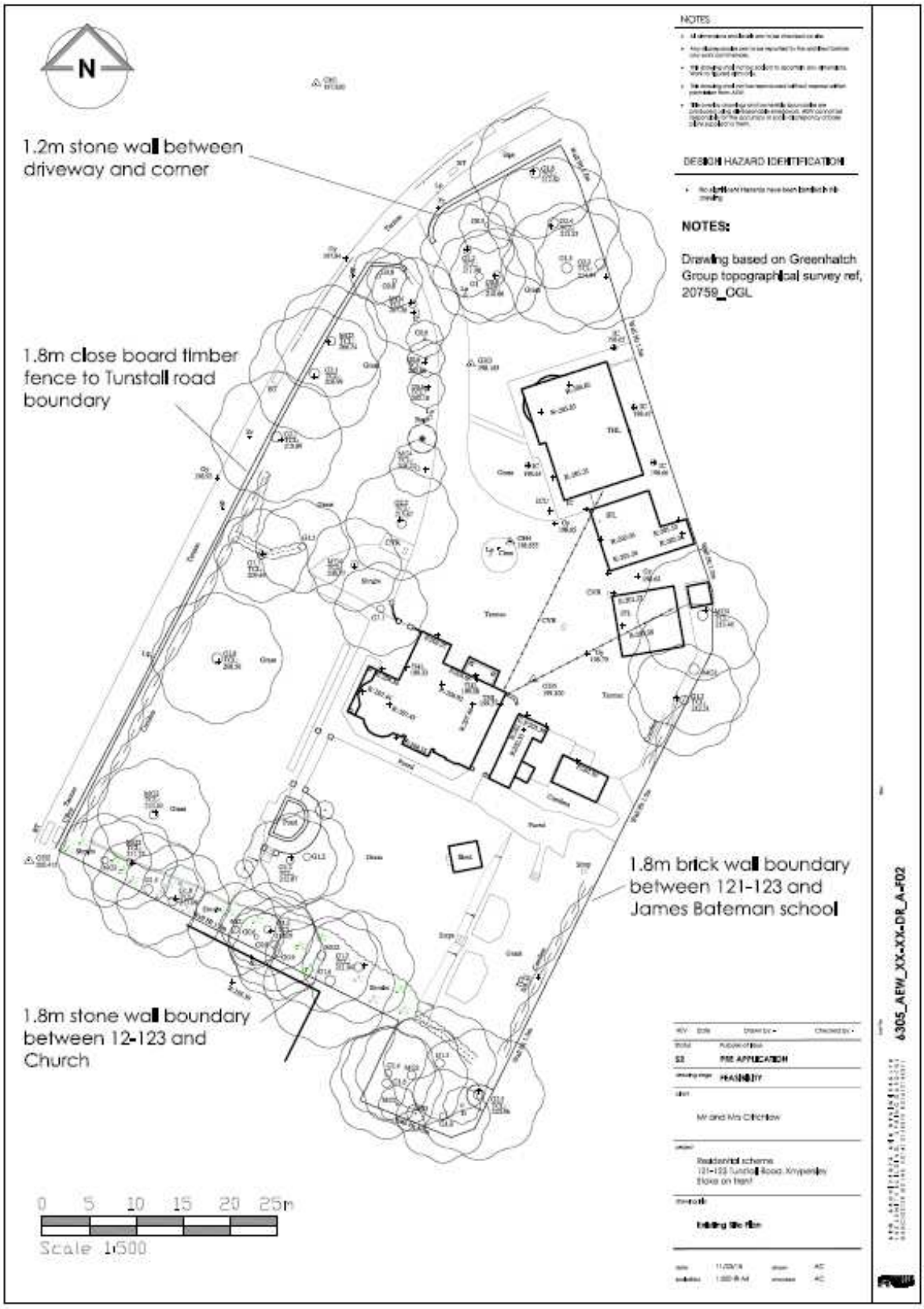
Above: View of bungalow and garage from the south

Consultation

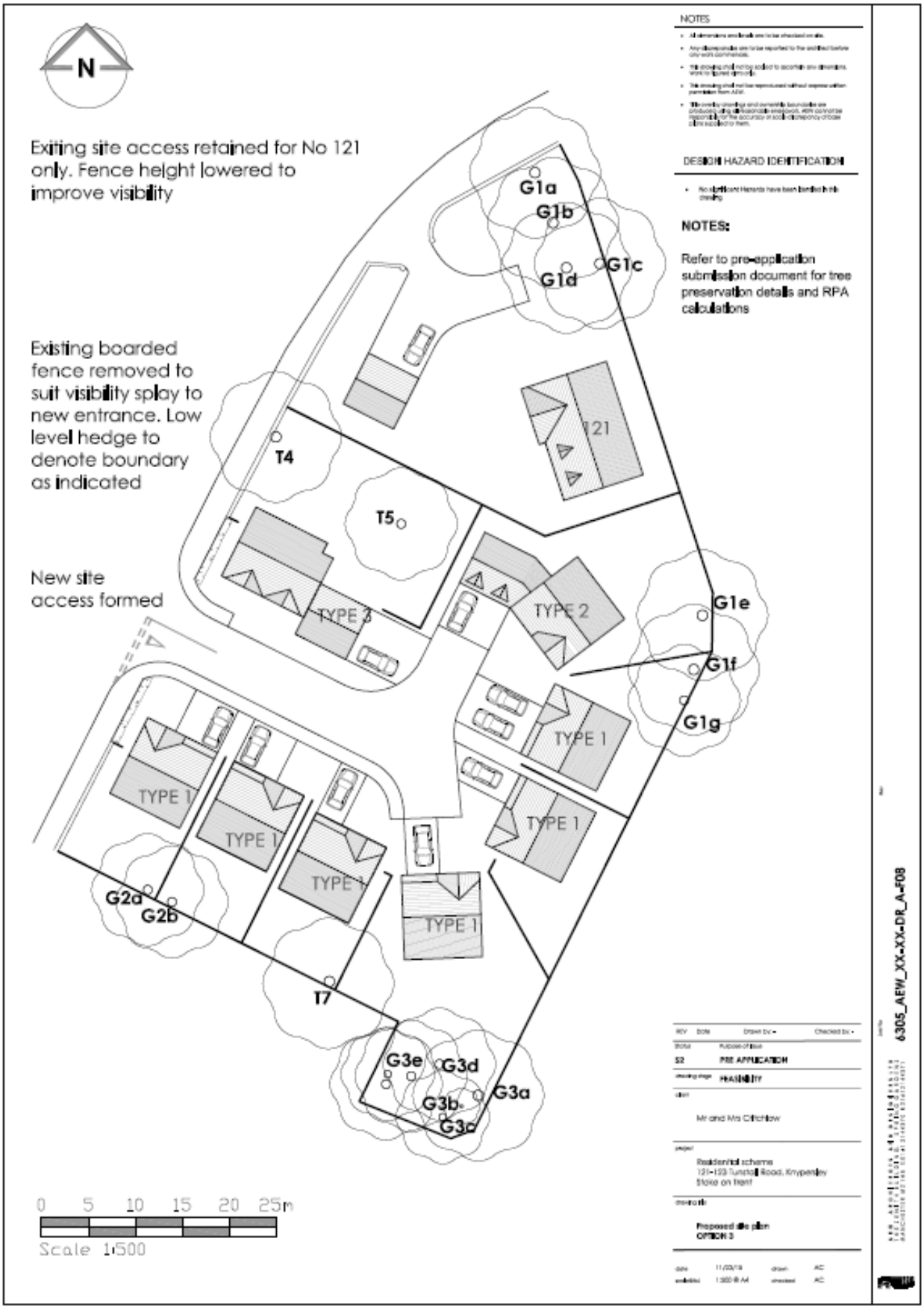
A residential proposal for No 123 Tunstall Road was submitted for Pre application advice to Staffordshire Moorlands District Council on 28th May 2015.

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.

Planning History

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 reduced the amount of accommodation being proposed in the scheme; specifically a reduction from 8No dwellings at pre-application stage to 7No within the submission.

Application SMD/2015/814 was refused on 1.4.16.

The scheme was subsequently revised, resubmitted and refused SMD/2016/0233 on 1.6.16.

An appeal has been registered with the Planning Inspectorate regarding SMD/2016/0233. The appeal case was validated on 14.9.16, ref: APP/B3438/W/16/3158072

Application SMD/2016/0238 was approved on 20.4.16 for a new access point off Tunstall Road. This new application incorporates this approved new access as part of this residential scheme.

Application SMD/2015/0813 was approved on 22.12.15 for the remodelling of the existing bungalow into a 4 bedroom dorma bungalow along with associated site works. This new application incorporates the same remodelling scheme as previously approved relating to the existing bungalow.

Proposals

INTRODUCTION

Acknowledged as a partial Brownfield site in a highly sustainable location, less that 800m for Biddulph Town Centre, the scheme looks to create appropriate infill development around the existing dwellings.

The existing access is located immediately off the round about exit from St Johns Road and has poor visibility. The scheme therefore seeks to use the previously approved (SMD/2016/0238) new access point off Tunstall Road into a small, private shared driveway.

The new driveway provides access to the existing large area of tarmac to the north of No 123 and direct link to the 2No existing detached double garages.

Removal of the outbuildings associated with No 123 and respecting the RPA of all existing trees, provides potential for No building plots, one each side of No 123. The two new proposed dwellings have been denoted as Plot 1 and Plot 2 on the proposed site plan.

AMOUNT

	GEA	No of beds	No of parking spaces
No 123	126	4	3
N0 121	116	4	3
Plot 1	161	5	4
Plot 2	161	5	4

Area	Existing		Proposed	
	Area m^2	% of total site area	Area m^2	% of total site area
Site edge red	4040		4040	
Driveway	656	16	424	10
Footpaths / hard standing	321	8	289	7
Building area	378	9	570	14
Lawns / soft landscape	2685	66	2757	68

LAYOUT

It is proposed to create a new site access as approved SMD/2016/0238 from the A527 as indicated on the proposed site plan.

Site entrance to be provided via 5m wide roadway with min 2.4 x 43m visibility spay.

New dropped kerbs and tactile paving will be provided at the entrance bell mouth as it intersects the pavement.

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.

Access to the remodelled bungalow (No 121) will be provided via the new roadway.

All protected trees will be retained throughout the scheme other than those which have been recommended for removal by the arboricultural report and Tree Officer due to safety. There are a number of semi mature trees and shrubs (all non protected) which will be removed to form the new driveway as approval SMD/2016/0238.

A number of new trees have been proposed as part of the development, to:

- Reinforce the landscape edge between the site and Tunstall Road
- To 'green' the new driveway in a similar manner to the existing driveway.

SCALE AND APPEARANCE

Detached dwellings have been proposed for plot 1 and 2 with a similar size and scale to No 123.

The architectural style of the new dwellings has been informed by No 123, these being:

- Large prominent protruding gables
- Hanging tile feature to protruding gable
- Projections of upper floors, creating set back feature windows at ground floor
- Tradition materials:
    - Brickwork walls with feature bands
    - Handing tiles
    - Small format tiled, pitched roof
    - Traditional chimney stack

The dwelling to plot 1 has been set back on the site to align through with the roof valley line of No 123. This will provide a key view and articulation to the west elevation of No 123 and the new dwelling.

The dwelling to plot 2 has been set along the same building line as northern edge of No 123.

The layout of the individual dwellings provides:

- Principle entrance doors to the front elevation, accessed off the private drive and close to dedicated parking
- Living rooms to the front elevation, overlooking the private driveway and parking areas
- Living, dining, kitchen spaces to the rear of the properties linked to the large south facing gardens
- The gable ends (east and west) are principally solid to avoid any overlooking issues

The remodelled existing bungalow (No 121) has minimal impact to its external appearance as demonstrated on the existing and proposed elevations. External changes are limited to:

- New patio doors
- Increased window at first floor to the north west side elevation
- New velux window in the roof from the front elevation
- A repositioned dorma window on the front elevation