MPSL planning & design

Design and Access Statement

House Type Substitution Plot 83 - 86

Cheadle Road Leek

November 2009

Introduction

This statement is produced in support of a planning application at Cheadle Road, Leek. The statement is laid out in a simple form that reflects the guidance laid down by CABE, and in accordance with the advice laid down in Circular 1/2006, paragraphs 80-104

Context of the Site

The context of the scheme as submitted has to be considered in relation to the fact that the previous application (04/00194/FUL) has already been approved on 1st October 2004. This development totalled 176 plots. A previous application reduced the number of plots by 7 while this proposal maintains the figure of 169 plots; however amendments to a house type have to be considered in terms of the effect on the overall scheme.

Amount

There is no change in number of dwellings to the approved scheme.

Layout

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This proposal replaces a group of three storey terraces with two and a half storey detached houses. The house types have also been rotated to front the road.

Scale

The overall scale of the proposed houses is reduced from three storeys, to two and half storeys.

Landscaping

There is minimal effect on the proposed landscaping on the site.

Appearance

The proposed house types are of a similar design to those previously approved elsewhere on the development and as such, are in keeping with the overall design theme for the scheme.

Access

The highways and footpath links remain unchanged.

Conclusion

The revision maintains the number of dwellings at 169No as previously approved and as such, there is no overall detrimental effect on the Council's housing position. The substitution of the house types across the site serves to enhance the currently approved scheme.