DESIGN AND ACCESS STATEMENT

PROPOSAL : Erection of single dwelling and garage
ADDRESS : Land adjacent Whitehaven, Clay Lake, Endon
APPLICANT : Mr D M Wainwright
DATE : July 20089 JOB No. : 2009.1655

09/00722

DESIGN

ASSESSMENT

Assessment Area

The application proposes the erection of a single dwelling and garage on part of the curtilage of the applicant's home at Whitehaven. Given the nature of the proposal and its location, it is considered that the Assessment Area should be the nature of Whitehaven and of the Clay Lake properties to the east, west and south of the site.

Physical

The application site measures about 0.0623ha. and is flanked on its south side by Clay Lake (the B5051), to the east and west by the gardens of High Point and Bluestone House, and to the north by the applicant's home, and beyond that, open fields. There is a group of houses opposite the site all with a Clough theme to their names- Upper Clough, Briar Clough, Heather Clough and Lower Clough. The area has an Arcadian character comprising large houses in large grounds within mature landscapes. The character of properties near the site is as follows:-

- Whitehaven: This is a modern brick house with a plain tiled roof. It has two front gables.
- High Point to the west is also a modern brick house granted planning permission in 2000.
- Bluestone House and houses to the east are two storey houses, mostly brick (there is some render) with gabled bay windows at two storeys.
- The four houses opposite the site are mixed in age and style, although generally large.

Generally, the Assessment Area comprises an area of large houses of mixed styles within large landscaped grounds. Materials are predominantly a local red brick with a plain Staffordshire roof tile.

Planning Policy

The development plan for the area is the Staffordshire and Stoke on Trent Structure Plan 1996-2011 and the Staffordshire Moorlands Local Plan 1998.

The application site is located in the settlement boundary of Endon in the Staffordshire Moorlands Local Plan.

Saved **Structure Plan Policy D1** encourages sustainable forms of development through concentrating new development in settlement boundaries; **Policy H4** states that provision should be made for a wide range of dwellings to meet differing and changing needs.

Saved **Local Plan Policy H4** expects new housing to be located within settlement boundaries where it can be satisfactorily serviced and is in sympathy with its surroundings.

PPS1 Delivering Sustainable Development signals the Government's aim towards creating sustainable communities. Its thrust encourages new housing investment in existing settlements.

PPS3 Housing states in para.25 that one of the Government's key objectives is to provide a variety of high quality market housing, and in para.36 that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure. This is to be achieved by making effective use of land, existing infrastructure and available public and private investment. It further states that the priority for

development should be on previously developed land. Para.41 recommends that the national annual target for the provision of housing on previously developed land is 60%. Para.46 recommends that Local Planning Authorities should develop housing density policies having regard, amongst other things, to the characteristics of the area, including the current and proposed mix of uses and the desirability of achieving high quality, well-designed housing. Para50. states that the layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.

INVOLVEMENT

The proposal is informed by the recent outline planning permission 08/01577/OUT for the erection of a dwelling on the site and by other planning decisions to grant permission for infill plots on large gardens in the Assessment Area. The proposed layout is mindful of the need to safeguard important trees on the site.

EVALUATION

The application proposes a single dwelling within a recognised infill plot within the garden of Whitehaven. It proposes the development of previously developed land within a settlement boundary. The site is served by public transport and is close to schools, village shops, a church and local medical services. It therefore complies with local and national planning policies in terms of the principle of developing the site for housing.

Outline planning permission for the erection of a two storey dwelling was granted on this site in October 2008.

The application proposes a new vehicular access to the site at a point in the frontage where it achieves satisfactory visibility.

The application is supported by detailed drawings that indicate a size and scale of building that reflects the character of housing in the Assessment Area and can provide satisfactory levels of amenity and privacy in accordance with the Council's Space about Dwellings Standards. The design incorporates where possible the use of rooflights to aid levels of privacy. First floor windows in the East elevation are proposed to be obscured. The current proposal involves small amendments to the site boundary to accommodate a better rear garden to the development. The drawings also indicate the position and spread of trees on the site and the relationship they will have to the proposed development.

DESIGN

General

The application is considered to propose a development that reflects the character of the area in which the site is located. It proposes development at a density and within the character of the Assessment Area, and provides a development that does not harm levels of highway safety.

Use

The proposed building is to be used for residential purposes.

Amount

The application proposes a single dwelling.

Layout

The proposed dwelling has been placed on the site where it meets the Council's SAD standards in terms of garden size, levels of privacy and levels of daylight. The proposed dwelling is considered to have a satisfactory relationship with existing landscaping on the site.

Scale

The application proposes a two storey dwelling that reflects the scale of existing and recently permitted dwellings in the Assessment Area.

Landscaping

The site is considered to be within an area where landscaping forms an important part of its character. Landscaping is therefore incorporated within the design and layout of the proposal. The protected tree near the front boundary has been respected by setting the building at a distance that ensures that the tree's health and safety is not harmed.

Appearance

The proposed dwelling is to be constructed of brick with a plain tile roof. Its scale and elevations are considered to be inkeeping with other dwellings in the area.

ACCESS

VEHICULAR AND TRANSPORT LINKS

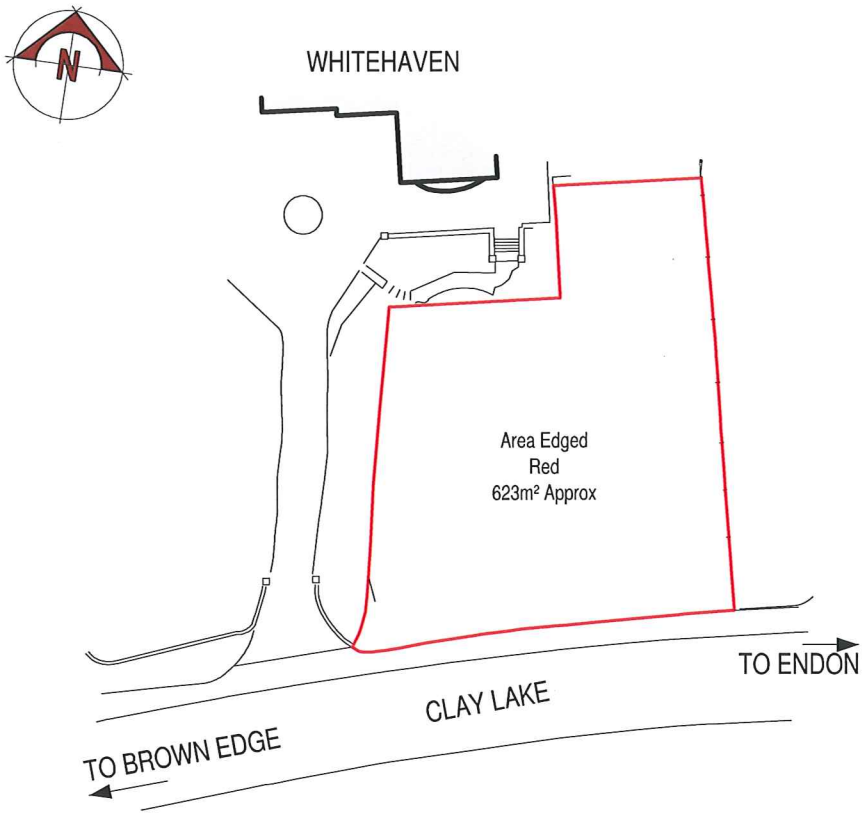
The site has access to public transport. Clay Lake accommodates 4 bus routes. The 8A provides a regular service between Hanley and Endon, running every 20mins during peak times and every hour at other times. The 194 provides a service between Hanley and Leek, running 3 times a day on Wednesdays to Fridays. The 195 provides a single trip between Leek and Congleton on Tuesdays. The 493 provides a single trip between Brown Edge and Leek on Mondays to Fridays.

INCLUSIVE ACCESS

The development provides for occupation by less abled people through compliance with Part M of the Building Regulations by the provision of level accesses to the principal entrances to the proposed house, and provides internal arrangements, such as the width of corridors and doorways, that are suitable for less able access.

09/00742

09/0072



MR D. M. WAINWRIGHT

PROPOSED NEW DWELLING ON LAND ADJACENT
WHITEHAVEN,
CLAY LAKE,
ENDON,
STOKE-ON-TRENT,
STAFFS,
ST9 9DE.

BLOCK PLAN

Date	Sheet	Scale
JUNE 2009	A4	1:500
Drg No.	Rev.	Drawn
2009-1655-07	-	ASR

Rev.



scale bar @ 1:500

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