SAMMONS Architectural LIMITED

Chartered Institute of Architectural Technologists

10 Cawdry Buildings
Fountain Street
Leek, Staffordshire, ST13 6JP
Tel / fax 01538 386002
e-mail info@sammonsltd.co.uk

PLANNING / DESIGN AND ACCESS STATEMENT



PROPOSAL : **OUTLINE PROPOSAL FOR THE ERECTION OF 3NO. DWELLINGS (RE-SUBMISSION OF SMD/2014/0034)**

ADDRESS : **DANE HEIGHTS, CLAY LAKE, ENDON, STAFFORDSHIRE, ST9 9DD**

APPLICANT : **MR K DAWSON**

DATE : **FEBRUARY 2017** **JOB NO. : 2008-1534**

Registered in England No 3775545 V.A.T. Reg. No. 646 9246 05

CONTENTS:

1.0 INTRODUCTION

2.0 USE

3.0 AMOUNT

4.0 LAYOUT

5.0 SCALE

6.0 LANDSCAPING

7.0 APPEARANCE

8.0 ACCESS

9.0 PLANNING POLICY

10.0 SUMMARY

11.0 CONCLUSION

1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr K Dawson to prepare and submit an outline planning application with all matters reserved except for access to Staffordshire Moorlands District Council for the erection of 3no. new dwellings in the garden of Dane Heights, Clay Lake, Endon. The application site measures a little below 0.3 hectares and is located within the Endon village boundary. It represents part of the curtilage of the applicant's home and was initially granted planning permission for the erection of three dwellings in 2008 that was then renewed in 2011 and then again in 2014. This application seeks to renew SMD/2014/0034 (which is extant) for a further three years.

2.0 USE

The site currently forms part of the garden of Dane Heights, Clay Lake. The site itself is located within the defined settlement boundary of Endon.

3.0 AMOUNT

The site measures approximately 0.28m^2 in area.

4.0 LAYOUT

The application drawings show an indicative layout of three dwellings. This is for illustrative purposes only. The access is off Clay Lake and is fixed in the application.

5.0 SCALE

This matter is reserved for later approval.

6.0 LANDSCAPING

This matter is reserved for later approval.

7.0 APPEARANCE

This matter is reserved for later approval.

8.0 ACCESS

The site already benefits from an existing access onto Clay Lake. The site has easy access to a bus route providing regular transport between Endon and Hanley (the 8A). The 194 provides a service between Endon and Leek on Wednesdays and Fridays.

9.0 PLANNING POLICY

As you will be aware Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Core Strategy Development Plan Document (March 2014). The following is considered relevant:

Core Strategy,

SS1 – Development Principles
SS1a – Presumption in Favour of Sustainable Development
SS6a – Larger Villages Area Strategy
SD1 – Sustainable Use of Resources
H1 – New Housing Development
DC1 – Design Considerations

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

National Planning Policy Framework places a strong emphasis on promoting economic growth and sets out policies for the control of development. The Development Plan represents the starting point for the determination of this application, which in this instance is the Core Strategy. The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

1. Building a strong, competitive economy
6. Delivering a wide choice of high quality homes
7. Requiring good design

Within the NPPF it is also worth noting the following relevant paragraphs:

- Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (para 2).
- Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas, (para 10)
- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, (para 11).
- At the heart of the NPPF is a presumption in favour of sustainable development. LPA's should approve proposals which accord with the development plan without delay (para 14).
- 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 (para 19)
- Local Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements, with an additional buffer of 5% to ensure choice and competition in the market for land (para 47).
- The NPPF goes on to state 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 (para 49).

10.0 SUMMARY

Outline planning application 08/00831/OUT for the erection of 3 dwellings on the site was approved in June 2008. The permission was renewed under application 11/00103/REM_1 in April 2011 and then again under application SMD/2014/0034, which is still extant and expires on 11th April 2017.

The site lies in an area where the principle of housing development is supported by planning policy and guidance. Whilst the application is in outline with layout reserved for later approval, the application includes an indicative drawing showing the provision of 3 dwellings on the site in a manner that satisfies the Council's Space about Dwellings Standards. The site is located on a bus route and is close to schools, shops, a church and local medical services. It there meets the government's and Council's support for sustainable development in sustainable locations.

The application proposes a new vehicular access to the site to serve two of the proposed three dwellings, Dane Heights and the annexe. The existing access will be retained and will serve the remaining proposed dwelling. The existing access will therefore serve no more than its existing level of domestically generated traffic. The proposed new access has been located at a point in the frontage where it achieves visibility at 2.4m back from the kerbline of 90m to the west and 60m (increasing to more than 90m at the road centreline) to the east. Given that the speed limit for this stretch of road is 30mph, this level of visibility is considered acceptable and has been approved in the previous two applications.

The latest figures for housing in Staffordshire Moorlands in the Housing Delivery Schedule – March 2016, confirm that the Core Strategy identifies a net requirement of 6000 dwellings to be built across the whole District between 2006 and 2026. The current figures show that there is currently a supply of 1276 units, which gives a shortfall in the 5-year housing supply of 3407 units. This equates to the Council only having a current housing supply of 1.87 years. It is therefore clear that the Local Authority is unable to demonstrate a 5-year deliverable supply of housing, and as a consequence paragraph 49 of the NPPF states that the relevant policies for the supply of housing should not be considered up-to-date.

11.0 CONCLUSION

The Government has a strong commitment to growth and provides a strong presumption in favour of development and is committed to increasing levels of growth. Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. It also states in the NPPF that where proposals accord with the development plan they should be approved without delay, and where policies are out-of-date permission should only be refused where there is significant and demonstrable harm to outweigh the benefits of the development.

Whilst the application site lies in the garden of an existing property, the site is located within a sustainable location that is in the settlement boundary of Endon. The principle of 3no. new dwellings has already been considered appropriate in this location previously by the Council. The proposal will still complement the other dwellings in the locality including Dane Heights itself. Whilst the siting, scale will of the proposal will not create any harmful visual impacts on the street scene due to the plot size of the site when compared to neighbouring sites. Whilst appearance, landscaping, layout and scale of the dwellings will be considered under a future reserved matters application the indicative site plan demonstrates that the site can adequately accommodate the dwellings. Likewise, as on the previous proposals it has been determined that no highway safety issues will arise from

the proposal as the proposed access arrangements are sufficient to meet the needs of the development and the existing house.

The application is considered to accord with policies in the Development Plan and guidance contained within the National Planning Policy Framework. The Local Authority is therefore requested politely to support this outline application for 3no. new dwellings and grant planning permission accordingly.