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Mount Pleasant Farm  
Well Lane  
Gillow Heath  
ST8 6QR

Staffordshire Moorlands District Council  
Moorlands House  
Stockwell Street  
Leek

Planning Support Document  
-27/03/17-  
Land adjoining 157 Park Lane Knypersley, Stoke on Trent ST8 7PN

## **1.0 Introduction**

Land adjoining 157 Park Lane Knypersley was granted outline planning permission application ref SMD/2014/0297 for a “detached dwelling” at appeal on 12<sup>th</sup> November 2014 (APP/B3438/A/14/2223274) and is still valid (appendix A).

The principles for development have been established and have also been used as support for subsequent neighbouring sites which have also now been granted permission. Appeal decision concluded as follows;

*“There is conflict with development plan policies, but I have concluded that the underlying aims of the policies would not be compromised. There would also be some harm to the openness of the Green Belt. Set against this harm is the benefit of the new home that would be provided. In my judgment, this is sufficient to tip the balance in favour of the proposed development, and I will therefore allow the appeal. I have attached a condition specifying the approved plan for the avoidance of doubt and in the interests of proper planning. I have noted the planning conditions suggested by the Environmental Health Officer and Staffordshire County Council, but have insufficient evidence to show that they are necessary. Moreover, the District Council have not requested any such conditions and state that no highway safety or environmental health issues are raised by the proposal.”*

The plot has now been purchased by Innovo-UK Ltd who intend to move forward as soon as possible with the construction of a detached dwelling.

Discussions at the planning surgery have taken place with Jane Curley in relation to the design, scale, appearance, siting and access in relation to the permission granted.

On reviewing the layout of the approved site, Innovo-uk feel that the new detached dwelling could be better sited and proportioned on the plot to better fit with the street scene, in a central location to the properties on either side.

On this basis, Innovo-uk were advised that SMDC would welcome an application for Full Planning Permission as the siting of the building slightly different to that on the current planning permission.

We therefore submit a full planning application with no reserved matters in order to enable the building to be delivered during 2017 and aid the lack of housing supply figures. We believe that any additional reserved matters or conditions over and above those on the current approved application would be

unreasonable as the comments made by the inspector at the appeal will hold significant weight. This was discussed with Jane Curley.

### Design & Layout

Policy DC1 of the Core Strategy states that developments should be of a high quality and add value to the area, incorporating creativity, detailing and materials appropriate to the character of the area, and should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance. Policy DC1 also states that proposals should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. These provisions are reflected within the National Planning Policy Framework which places an emphasis on securing a high quality of design that respects and safeguards the character and appearance of its surroundings.

The planning permission currently granted does not restrict the type of property to be constructed but is subject to further approval. Innovo-uk have procured a full site topographical survey of the site and surrounding buildings in order to undertake a design that is in keeping with the street scene.

On the basis of the survey, a “Dormer Bungalow” style property is proposed, with a roof line that is sympathetic to the properties on either side. The hipped roof design is such that properties on either side are not presented with an overbearing property, and minimises the impact on the openness of the green belt. The eaves height on both sides of the building have been designed to align as close as possible to the properties on either side. The reducing size of the gables at the front in height and width, with the additional hipped roof to the west allow the proportions of the building to flow with the fall of the hill and properties on either side. In addition, the depth of the property is significantly less than the properties to the east and west.

The proposed dwelling will comprise of an open plan living room, dining and kitchen area, along with an entrance hall, w/c, utility, study and sitting room at ground floor level, with 4 bedrooms and family bathroom (master bedroom with en-suite) at first floor level

The design ethos behind this scheme has been to try and create a dwelling that reflects and reinforces the character of the properties in the area but expressing it in a modest contemporary way. The proposed dwelling retains the general proportions and design of similar properties in the area, i.e. traditional in shape and incorporating a simple hipped roof design with gabled forward and rear protrusions, and utilises a palette of materials from the neighboring properties. The main elevations will comprise a mixture of white rendered block work, timber cladding, and powder coated metal windows and doors, topped with a traditional style tiled roof. These materials reflect the wide range of materials exhibited within the locality, and result in a dwelling with a pleasant, distinctive, yet un-intrusive appearance that will be in-keeping with the character and appearance of the surrounding area.



*houses directly opposite the application site, note gabled forward section, timber clad between bays, hipped roof, dormer rooms*



*Properties directly above, well set back from the road behind established hedges. Note bungalow above, then dormer, then rendered bungalow, then two storey semi detached*



*Further examples of neighboring properties, all individual, varying roof ridge heights, styles and finishes.*

Paragraph 60 of the NPPF states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. Paragraph 60 nevertheless notes that it is proper to seek to promote or reinforce local distinctiveness. Given that the design approach proposed takes features such as timber cladding and grey windows from the adjacent property, render finished blockwork is common on the road, it is reasonable to conclude that the proposal will deliver a high quality design that reinforces local distinctiveness and does not significantly and demonstrably detract from the character and appearance of the surrounding area. The design is also innovative and contemporary in its execution yet traditional in its form.

In terms of general layout considerations, the application proposes to site the dwelling more centrally to the plot rather than that approved on the existing planning permission but still maintaining generally the same footprint. The proposed siting of the dwelling is not considered to raise any concern with regards to

visual impact as the building is located towards the rear of the site and will in any event still be closely related to the existing to the properties on either side. Additionally it is located behind low walls and shrubbery to the front elevation, again reflecting the private nature of the properties to the east and west.

The proposed dwelling will also satisfy all of the Local Authority's minimum interface distances thereby ensuring that the amenity of neighboring occupiers will not be adversely affected by the proposed development. The proposed development will also provide an area of private amenity space in excess of 400m<sup>2</sup> which is beyond the minimum required standard of 65sq.m. As a consequence I respectfully submit that the proposed development accords with the provisions of policy DC1 of the Core Strategy and guidance contained within the NPPF.

### Highway Safety

Policy DC1 of the Core Strategy states that all development should provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use. The application proposes the creation of three along with associated maneuvering space, with the dwelling accessed direct off Park Lane. The access to the site along Park Lane is good, and we do not propose to alter the access arrangements currently granted under the existing planning permission (although more details are provided). Therefore it is considered that arrangements proposed have already been deemed to be acceptable for the development, and the onsite arrangements further improved. There were no highway concerns raised in the previous application or conditions which carries significant weight.

### Ecology

The potential Ecological issues raised during the initial consultation period were assessed by the planning inspector, but were not found to be justified and therefore no conditions were raised in the granting of the existing planning permission which carries significant weight.

The proposed development is therefore unlikely to result in any harm to protected species and as such is considered to accord with the provisions of paragraph 118 of the National Planning Policy Framework.

### Conclusion

The full planning permission sought in this application is not significantly different in its layout and access as the existing permission as it sits on the same footprint but is slightly larger in size more suited to a 500m<sup>2</sup> plot, now with the garage integral to the design.

The onsite arrangements for the parking and turning of motor vehicles is improved from that already granted within the current permission

There is no change to the access proposed to the site, for which there were no conditions stipulated in the current permission.

There are no changes to the environmental or ecological details of the site.

The overall scheme presented has been previously found to be acceptable development within the green belt from the bare principles, access, layout and ecological impact. The scheme in its current form is thoroughly thought through with its relationship to the properties, and the scale and design appropriate for its surroundings and plot size. The local authority are therefore respectfully requested to grant full planning permission with no matters reserved for this proposal.