MPSL planning

Design and Access Statement

10/00026/FUL 21 JAN 2010 - SM

House Type Substitution Plot 136

Cheadle Road Leek

Jan 2010

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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

The layout of this part of the scheme remains the same, albeit a general substitution of house type on Plot 136 . The general orientation of the dwellings remains unchanged.

Scale

The overall scale of the proposed house is a two and half storey as per the existing approval.

Landscaping

There is no effect on the proposed landscaping on the site.

Appearance

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

Access

The highways and footpath links remain unchanged.

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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 a house type across the site serves to enhance the currently approved scheme.