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PLANNING / DESIGN AND ACCESS STATEMENT



PROPOSAL : **PROPOSED TWO STOREY REAR AND SINGLE STOREY FRONT EXTENSION AND CONVERSION OF PROPERTY INTO 2NO. DWELLINGS.**

ADDRESS : **397 CHEADLE ROAD, CHEDDLETON, STAFFORDSHIRE, ST13 7BH**

APPLICANT : **MR M DAVIS**

DATE : **MARCH 2017** **JOB No.** : **2017-2225**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr M Davis to prepare and submit a planning application to Staffordshire Moorlands District Council for the erection of a two-storey rear and single storey front extension with the sub-division of the property into 2no. dwellings at 397 Cheadle Road, Cheddleton, ST13 7BH, which is located within the Development Boundary for Cheddleton. Planning application SMD/2016/0517 has recently been approved on 24th October 2016 for a two-storey rear extension, which is the same as the extension on this application. As this extension has not been built yet it has been included in this application.

2.0 USE

The site currently comprises of one residential dwelling

3.0 AMOUNT

The proposal will create 2no. two storey dwellings

4.0 LAYOUT

The layout will generally remain unaltered as the footprint of the 2no. dwellings will be the same as the footprint of the existing property with the approved extension. The main difference will be in the sub-division of the property and gardens and the new access off the new access road.

5.0 SCALE

The proposal will be in the form of 2no. two storey dwellings.

6.0 LANDSCAPING

The application site is reasonably well screened, but additional landscaping is proposed through the proposal, but this will be minimal through paved and lawned areas. More detailed planting will be left up to future occupiers to decide what they want to plant in their own private gardens.

7.0 APPEARANCE

The appearance of the proposal will not differ greatly from the existing property as it will be a traditional two storey dwelling with Moorlands vernacular. The property will be extended to the front and rear to facilitate the sub-division, where the only noticeable change will be that the entrance doors will be located on the side elevations for the properties

8.0 ACCESS

The proposal will use an existing access onto the site and a new access off the access to the development to the rear of the site.

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 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

The Local Planning Authority is required to determine planning applications in accordance with the development plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations. The Council's Development Plan is formed of the Core Strategy Development Plan Document (adopted March 2014) and the Saved Local Plan Proposals Map / Settlement Boundaries (adopted 1998) remains in force until the Council's Development Plan Document is adopted.

Core Strategy Policy SS1a establishes a 'Presumption in Favour of Sustainable Development' as contained within the National Planning Policy Framework (the Framework) where: (1) planning applications that accord with policies within the Core Strategy will be approved without delay and (2) where there are no relevant policies or they are out of date, the Council will grant planning permission unless material considerations indicate otherwise considering:- I. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or, II. Specific policies in that Framework indicate that development should be restricted.

Paragraph 47 requires the Council to identify a five-year supply of deliverable housing land sites, including a 5% buffer to allow for choice and competition in the market for land increased to a 20% buffer where there is a persistent under-delivery in past years. Paragraph 49 requires all housing applications to 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.

The Council calculates its 5-year land supply on a district basis. As at 31st March 2016, it was 1.87 years (with a 20% buffer). The Council cannot demonstrate a five-year supply of deliverable housing sites, housing applications should be considered in the context of the presumption in favour of sustainable development. Clearly, the CS Policies that regulate the supply and location of housing, which include open countryside policies, are out of date and the application must be determined in the context of paragraph 14 of the Framework.

The key issues for consideration in this application will be the principle of development, the sustainability of the site, the effect of the proposal on the character and appearance on the property and the wider surrounding area, impact on residential amenity and on the living conditions of future occupants of the proposed dwellings and highway safety.

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.

The application is considered to accord with the Development Plan Policies and guidance contained within the National Planning Policy Framework. The proposal will provide an additional residential property that will contribute to the Council's 5-year housing supply. The proposal will have a minimal impact on the character and appearance of the dwelling and therefore the street scene that it forms part. With regards to residential amenity, there is sufficient distance maintained between this property and neighbouring dwellings. Likewise, the sub-division will not create any adverse issues for future residents in the properties themselves as they will have sufficient levels of outdoor amenity space. The new access off the private road for the new development to the rear of the site does not raise any adverse issues or give rise to any highway safety concerns.

The Local Authority is therefore respectfully requested to endorse this application to erect a two storey rear and single storey front extension and sub-divide the property into 2no. dwellings and therefore grant planning permission accordingly.