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PLANNING / HERITAGE AND DESIGN & ACCESS STATEMENT



PROPOSAL : **ERECTION OF DWELLING FOLLOWING DEMOLITION OF GARAGE / STORE**

ADDRESS : **HEATH HOUSE FARM COTTAGE, OSTLERS LANE, CHEDDLETON, STAFFS, ST13 7DQ**

APPLICANT : **MR J CARR**

DATE : **APRIL 2017** **JOB No.** : **2016-2197**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr J Carr to prepare and submit a full planning application to Staffordshire Moorlands District Council for the erection of a detached dwelling following the demolition of existing garage / store.

2.0 USE

The application proposes a new residential dwelling

3.0 AMOUNT

The area of the site measures approximately 0.10ha in area. The proposal is to erect a two-storey dwelling.

4.0 LAYOUT

The layout will utilise the existing area, but the property will be orientated slightly differently.

5.0 SCALE

The proposal will comprise a two-storey dwelling

6.0 LANDSCAPING

The existing garden will form the landscaping for this proposal.

7.0 APPEARANCE

The appearance of the proposal will be as a traditional two-storey dwelling with Moorlands vernacular.

8.0 ACCESS

The site already has an established access onto Ostlers Lane that will remain unaltered and utilised as part of this proposal.

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
SS4 - Managing the Release of Housing Land
SS6c - Other Rural Areas Area Strategy
SD1 – Sustainable Use of Resources
H1 – New Housing Development

DC1 – Design Considerations
DC2 – The Historic Environment
DC3 - Landscape and Settlement Setting
R2 - Rural Housing
T1 - Development and Sustainable Transport

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
9. Protecting Green Belt land
12.Conserving and enhancing the historic environment

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).

- A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. One of the exceptions listed to this is: limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development (para 89).
- In determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (para 131)
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para 134)

10.0 HERITAGE STATEMENT

Heath House Farm Cottage is Grade II Listed and lies within an historic group comprising the cottage, the former farmhouse and other farm buildings. The application building is a curtilage building and therefore afforded protection under Listed Building legislation. Given the nature of the proposal, it is considered that the appropriate Assessment Area should consist of the application building and its closest neighbouring buildings.

The application building and neighbouring buildings are located on the east side of Ostlers Lane. Heath House Farm is a large 3 storey dwelling constructed mainly of brick with white painted gables and white painted stone window surrounds. The applicant's property, Heath House Farm Cottage, is 2 storeys and constructed of coursed stone with a plain tiled gabled roof. Earlier attached farm buildings have been incorporated into the residential accommodation.

The application building is listed by virtue of it being a curtilage building. However, the application building has no historic or architectural merits. It is a portal framed building with, mainly, profiled sheeting for the walls and roof. Nearby buildings consist of Heath House Farm (described above) and various modern farm buildings. There are further farm buildings on the opposite side of Ostlers Lane. The applicant's dwelling and Heath House Farm are the nearest two residential properties to the application building. Beyond these, the other nearest dwelling is at the corner of Ostlers Lane and Brund Lane (about 110m to the south).

The application is a modern and functional outbuilding within the domestic curtilage of a Listed Building. The building has no architectural or historic interest. The application does propose to demolish this building and replace it with a traditional stone built dwelling. The proposal is considered to improve the relationship with the heritage asset, not resulting in any harmful impacts.

11.0 SUMMARY

The application site is located within the North Staffordshire Green Belt and comprises a cluster of equestrian buildings and their associated curtilage. The site lies to the east of Ostlers Lane, Cheddleton, and is located in the open countryside. The eastern boundary of the site is bordered by a private access road to Heath House to the east and Ostlers Lane itself to the west.

The introduction of the NPPF and the requirement for all Local Planning Authorities to demonstrate a 5-year housing supply is a material consideration on this application. The latest figures for housing in Staffordshire Moorlands in the Delivery Schedule 31st March 2016. 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 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.
Whilst the proposed dwelling is slightly taller in height than the existing building, their overall footprint that will be occupied will reduce from 90.5m^2 to 70m^2. This reduction will mean that the proposal will result in benefits to the Green Belt in terms of area occupied and as such the development is considered to have no greater impact on the openness of the Green Belt than the existing development. The proposal is therefore fully consistent with the provisions of paragraph 89 of the NPPF.

The submitted proposal will result in substantial beneficial enhancement to the openness of the Green Belt by reducing the overall footprint of built development on the site. Should the Council consider that the proposal does not accord with the provisions of paragraph 89 of the NPPF, it is put forward that the dwelling is a significant improvement in terms of its built form compared to the existing building, thus improving the relationship with the Listed Buildings. Furthermore, whilst the proposal is for one dwelling it would nevertheless contribute to the Council's 5 year housing supply. on the whilst also serving to improve the visual impact of constricting the development. On this basis, the above matters should constitute very special circumstances to outweigh any perceived harm to the Green Belt.

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.

The proposed development is therefore considered to constitute a sustainable form of development when considered against the provisions of the National Planning Policy Framework as a whole, furthermore the proposal is in accordance with the provisions of the policies listed above in the

Staffordshire Moorlands Core Strategy. It is with due respect that the Local Planning Authority is politely requested to support this planning application to allow the construction of 1no. residential property and grant planning permission accordingly.