Design & Access Statement

New dwelling on land adjacent to 24, Leek Road, Stockton Brook.

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CONTENTS

Introduction
Site Location & Context Assessment
Design Component and Evaluation
Planning Policy Compliance
Access & Other Considerations
Material Considerations
Summary

1.0 Introduction

This Design and Access Statement is submitted in support of a full planning application **land adjacent to 24, Leek Road, Stockton Brook.**

The application seeks full planning permission to construct a replacement dwelling with associated utilities infrastructure, amenity space and parking.

The required surveys accompany this application.

The proposal will replace an existing timber building and will be constructed of timber cladded external walls, with interlocking tiled roof, UPVC windows and doors.

2.0 Site Location and Context Assessment

The site lies within the North Staffordshire Green Belt (which covers approx. 30% of the District), and falls outside of the main settlement area of Stockton Brook but forms part of a cluster of houses. Stockton Brook is a well-established smaller village with a range of facilities, including shops, public houses and a primary school.

The site is set back from the A53 and is screened from view and there are no Tree Preservation Orders identified on the LPA interactive map in this location.

The site is not in a flood zone or a Conservation Area. It is not overlooked by residential property to the rear due to the proximity of the Hollybush Public House.

Public transport is available on the A53 Leek to Hanley route.

The site is wholly owned by the applicant.

Planning History

There are no applications pertinent to this proposal.

Description of Proposed Development

The proposal involves the demolition and removal the existing building a poorly constructed timber clad building. The proposed development comprises the construction of a small detached two-bedroom dwelling with two parking spaces, and a domestic garden.

The hard-standing areas would be made good after the construction period and be surfaced in a permeable paving material.

The style of the proposed dwelling is 'traditional', and in keeping with the local vernacular and reflect the current building.

The proposed dwelling is accessed via the existing drive serving the rear properties 20-26 Leek Road.

Space for three wheeled bins will be provided within the curtilage of the proposed house.

3.0 Design Component

The proposal involves the demolition and removal of the existing poorly constructed building.

The proposed development comprises the construction of a small detached two-bedroom dwelling, with two parking spaces, and domestic garden. The style of the proposed dwelling is traditional, and in keeping with the local vernacular

The access to the new dwelling will utilise the existing driveway from Leek Road and adequate visibility is afforded by the current arrangements.

Amount and Layout - the dimensions are identified on the attached drawings and the layout of the development within the site boundary is clearly identified and there are no issues of overlooking.

The site sits within an existing development curtilage.

The application is accompanied by a drawing illustrating the layout and elevations of the proposed development.

Use - the property will be used solely as a residential dwelling occupied for family use.

Scale - the scale proposed is consistent to the existing building and properties within the surrounding area which are predominantly residential and of varying design.

Landscaping, surfacing and boundary treatments
These will be in keeping with the residential character of the area whilst respecting the existing mature vegetation on site.

Sustainability Issues
The Local Context: the area in which the proposal is intended to be situated is an existing mature residential area comprising predominantly detached and semi-detached property.

The Built Form: this will comply with current energy efficiency standards.

Waste and Recycling: external space will be provided for the storage of the recycling bins provided by the Local Authority.

The completed development will generate normal household waste – a mixture of recyclable and non-recyclable materials. The amount of the different waste types will be typical for dwellings of this size, normally requiring one regular and one recycling collection every two weeks.

4.0 Planning Policy

Planning Context and Design Guidance NPPF Design Policy and Guidance "Presumption in Favour of Sustainable Development"

The NPPF introduces a presumption in favour of sustainable development and encourages Local Planning Authorities to: "approach decision taking in a positive way to foster the delivery of sustainable development" It goes on to state that it expects Local Planning Authorities to: "*look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible*".

Para 11 – 16 sets out the Governments position on the presumption in favour of sustainable development.

In paragraph 14 the *presumption in favour of sustainable development* is identified as being at the heart of the NPPF and should be seen as a golden thread running through decision taking. This means that development proposals which accord with the development plan should be approved without delay. Alternatively, where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole;

Specific policies in the Framework indicate development should be restricted.

The following paragraphs within the National Planning Policy Framework are relevant which relate to good design 56- 61 and 64.

In relation to residential development, the NPPF sets out the Government's key housing objective, which is to significantly increase the delivery of new homes to allow everyone to have the opportunity to live in high quality, well designed homes, which they can afford.

To achieve this, the government will:
Significantly increase the supply of housing;
Deliver a wide choice of high quality homes that people want and need;
Widen opportunities for home ownership; and
Create sustainable inclusive and mixed communities in all areas.

This proposal meets these policy objectives.

Relevant local planning policies
Staffordshire Moorlands Core Strategy Development Plan Document (Adopted 2014)
SS1a Presumption in Favour of Sustainable Development – enshrining national planning policy,
SS6c Other Rural Areas Area Strategy
R2 Rural Housing
SD1 - Sustainable Use of Resources
DC1 Design Considerations

Policy Commentary
SS6c - Other Rural Areas Area Strategy
This policy allows for the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2;

R2 Rural Housing
This policy allows for the conversion of non-residential rural buildings for residential use where: *the building is suitable and worthy in physical, architectural and character terms for conversion; and it can be demonstrated that agricultural or commercial use is not viable or suitable. In such cases, there will be a requirement for a marketing exercise to be carried out by a suitably qualified professional or other evidence that the building would be unsuitable for a commercial use; or conversion to residential use would enable a building of particular merit to be safeguarded.*

This policy also allows *for the conversion or reuse of a rural building in accordance with policy R2,*

DC1 Design Considerations
The proposal has been designed to meet the nine criteria set out in the policy pertaining to design particularly the requirement that proposals *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.*

5.0 Access and Parking
The proposal will use the existing access and no improvement works are required to accommodate the development.

6.0 Material Considerations
This application should therefore be considered in the context of the presumption in favour of sustainable development as confirmed by paragraphs 14 and 49 of the National Planning Policy Framework.

The site use is residential and is not isolated and therefore para 55 of the NPPF does not apply.

The two key issues under consideration are:
The Principle of development particularly whether the proposed development is appropriate development in the Green Belt; and therefore, whether any special circumstances exist which would outweigh the general presumption against development in this location;
Sustainability and design of the development

Development in the Green Belt
The proposal constitutes a **replacement dwelling** in the North Staffordshire Green Belt and as such is not considered an inappropriate development (para 89[1], NPPF). In this case, the test is whether the proposal results in a materially larger dwelling which is more intrusive, as per its position in comparison to the dwelling it replaces, impact on the landscape and character of the area, increase in floor space, volume, form, bulk and height of the building. The Applicant notes that none of these tests provide any detailed or numerical guidance on what constitutes a "materially larger" dwelling.

The existing dwelling on site does not offer any architectural value or particularly distinctive traits of local character and as such there is an opportunity to improve the appearance of the site. This is on the proviso that the new building that can more successfully blend within the Green Belt setting and be more energy efficient than the existing. Furthermore, the proposed building is retained at one storey not increasing the height in comparison with the existing building as shown on the attached drawings.

The proposed layout takes detailed account of the existing trees and mature planting on the site as well as improving the layout of the site by reorienting the building.

It is not expected that the proposal will have any significant effect on the longevity or stability of the nearby trees, none of which are protected with a TPO.

In terms of flood risk the site is not with in a flood risk zone.

As previously stated the site is situated in an easily accessible location and the proposal will not have a detrimental effect on the appearance, openness or integrity of the Green Belt.

Proposal involves provision of a replacement dwelling whilst seeking a modest increase in floor space to allow for improved amenities and the provision of a lifetime home within the local community as well as offering incidental accommodation to no. 24 Leek Road.

Sustainability

The new dwelling will have its own services of gas, electric and water and will connect into the existing sewerage system. The approval of the building control department will be sought at the appropriate time and no issues are envisaged as services are understood to be present.

The location of the site close to the conurbation of Stoke on Trent, the fact that there are public transport links available on the A53 and local amenities supports this site as a suitable and sustainable location.

7.0 Summary
The proposal does not conflict with any of the relevant five purposes of green belt contained within the NPPF and will not negatively impact the amenity of neighbouring properties by virtue of its citing, materials, scale, mass or intensity of use.

[1] the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; • limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan;

The site lies within the built-up area of Stockton Brook and its redevelopment will not affect the openness of the Green Belt in this location,

The proposed replacement dwelling is therefore considered to accord with relevant policies of the Staffordshire Moorlands Core Strategy and guidance contained within the National Planning Policy Framework and the Applicant respectfully seeks permission for this development.