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PLAINVIEW PLANNING

Planning Statement

Erection of a residential dwelling on land adjacent to 1 Carriage Drive, Biddulph, ST8 7DX

1. Introduction

1.1 This Planning Statement has been prepared in support of an outline planning application for the erection of a single storey residential dwelling on land that adjoins 1 Carriage Drive, Biddulph (the application site). All matters are reserved.

1.2 This application is accompanied by a range of supporting documents required to meet the requirements of relevant planning policy.

2. Site and Surroundings

2.1 The application site is located within the urban area of Biddulph, a small town in Staffordshire that is conveniently located to Stoke-upon-Trent, Newcastle-under-Lyme and Crewe. The application site is located just 1.5km away from Biddulph Town Centre.

2.2 The application site is 0.04 hectares in size and currently forms part of a large garden plot adjacent to 1 Carriage Drive to the east. The site is irregular in shape and forms a large corner plot of land. To the north, the application site adjoins 2 and 4 Northfield Drive. The south-western boundary adjoins Carriage Road. A single garden building adjoins the boundary between 2 Northfield Drive and the application site. The land to the south and west beyond Carriage Road comprises open space that is characterised by the spread of mature trees.

2.3 The adjoining dwelling at 1 Carriage Drive is characterised as a semi-detached dwelling that is set back from the road. The adjoining dwellings at 2 and 4 Northfield Drive are both detached. This dwelling type comprises the prevalent built form within the surrounding area. There is evidence of a number of the surrounding dwellings having been modified and increased in size with the introduction of site extensions and loft conversions. A number of the dwellings in the surrounding area have dormer windows to the rear.

2.4 The application site is well served by public transport, being located just 200 metres away from a bus stop at Woodhouse Lane. A number of schools are located within walking distance of the application site.

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3. Description of the Proposal

3.1 This planning application seeks outline planning permission for the erection of a residential dwelling on land adjacent to 1 Carriage Drive. All matters will be reserved, however the applicant will seek to ensure that the design will respect the prevalent dwelling form and street character in terms of its massing, fenestration, boundary treatment, landscaping and use of materials. It is likely to be a single storey dwelling and match the footprint of 1 Carriage Drive.

3.2 Whilst siting is a reserved matter, it is the aim of the applicant to ensure the existing building line is maintained along Carriage Drive. The enclosure of the plot ensures that the site would not be overlooked by neighbouring dwellings and that the proposed dwelling will not overlook the adjoining dwellings.

3.3 Access is also a reserved matter. Nevertheless, it is likely that it will be made through a proposed driveway that adjoins the driveway serving 1 Carriage Way. This will create a double driveway that replicates the driveway character and arrangement along Carriage Drive and the surrounding area.

4. Planning Policy

4.1 This section sets out the relevant planning policy context. The application site falls within Staffordshire Moorlands District. Therefore, the Staffordshire Moorlands District Local Plan (adopted 1998) provides the relevant development plan policy for new residential development on land at 1 Carriage Drive, Biddulph.

National Policy Guidance

4.2 National Planning Policies are set out in Planning Policy Statements and are dealt with as follows:

PPS1: Delivering Sustainable Development (2005)

4.3 PPS1 sets out the overarching policies for achieving the delivery of sustainable development through the planning system. PPS1 states that planning should facilitate and promote sustainable development and inclusive patterns for development by making suitable land available for development in line with economic, social and environmental objectives; contribute to sustainable economic development; and protect and enhance the natural and historic environment, amongst other matters.

4.4 The key theme of PPS1 is to focus new development, including residential development, on brownfield or previously developed land within existing urban areas, where people can benefit from access to employment and a range of facilities and public transport. Building on this theme, paragraph 5 states that planning should facilitate and promote sustainable and inclusive patterns of development.

4.5 Paragraph 27 sets out the general approach to delivering sustainable developments and emphasises the importance of promoting the more efficient use of land for high density development.

4.6 PPS1 at paragraphs 33 to 39 places particular emphasis upon high quality and inclusive design for all. However, paragraph 38 stresses that design policy should concentrate on guiding the overall

scale, density, massing, height, landscape, layout and access for new development in relation to neighbouring buildings in the local area.

4.7 The application proposal will clearly contribute toward the objective of achieving sustainable development as set out in PPS1, as it involves the effective use of land adjacent to 1 Carriage Drive which constitutes a brownfield site.

PPS3: Housing (2006)

4.8 Planning Policy Statement 3 (PPS3) underpins the delivery of the Government's strategic housing policy objectives. This document focuses on the need for a responsive approach to residential land.

4.9 PPS3 promotes the efficient and effective use of land for new housing, including reuse of previously developed land. Other key themes include providing housing in suitable locations, which offer a range of community facilities and with good access to jobs, key services and infrastructure. This should be achieved by making effective use of land, existing infrastructure and available public and private investment.

4.10 PPS3 stresses that good design is a fundamental part of the delivery of housing. The LPA should facilitate good design by identifying the distinct features that define the character of a particular area.

4.11 The proposed development will involve the provision of a new residential dwelling on a brownfield site in an accessible urban location, well related to services and infrastructure. The development will therefore make good use of an underused site. The application proposal is therefore consistent with PPS3 objectives.

Local Planning Policy

4.12 The Statutory Development Plan comprises the Staffordshire Moorlands District Local Plan (Saved Policies), adopted 1998. The Staffordshire Moorlands Core Strategy has reached its submission stage. This document at present carries limited weight in consideration of planning applications.

Staffordshire Moorlands District Local Plan (Saved Policies)

4.13 Policy H5 of the adopted local plan relates to development boundaries. This policy states that development within the development boundaries will be granted unless there is material planning objection. The application site is designated on the adopted Proposals Map as being within the development limits of Biddulph.

4.14 Policy H19 relates to development in residential areas. This policy states that planning permission will be granted for residential development provided that there is: adequate access and parking; the design is appropriate to its setting; and there is not a detrimental effect on residential amenity.

4.15 Policy B13 relates to design. This policy states that development proposals will be expected to take account of the scale, character, siting, design and materials of their surroundings. The policy also states that design and landscaping should enhance the character of their surroundings. Existing site features should be maintained where they contribute to character. The policy states that satisfactory standards of amenity for existing and proposed uses through design and window sizes and positions will need to be achieved.

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4.16 The proposed residential dwelling would meet the adopted policies of the local plan.

Staffordshire Moorlands Core Strategy DPD: Submission

4.17 Policy H1 relates to new housing development. This policy states that all development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified local housing market needs and the strategy for the area having regard to the location of the development, the characteristics of the site.

4.18 In addition it is stated that residential development and redevelopment on unidentified (windfall) sites will be permitted up to an indicative maximum scheme size of 9 dwellings within the Development Boundaries of the towns and larger villages. All new dwellings should aim to be built to "Lifetime Homes" standard in accordance with the current national advice and targets. All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers whilst respecting the privacy and amenity of existing occupiers.

4.19 Policy DC1 relates to design. This policy states that all development shall be well designed and reinforce local distinctiveness, incorporating creativity, detailing and materials appropriate to the character of the area. It is also stated that development 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; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Summary

4.20 The application proposals clearly accord with Government objectives to secure more sustainable forms of development on previously developed land in locations that are accessible.

5. Assessment of Application Proposals

5.1 It is considered that the key issues to consider in the assessment of the Outline Planning Application proposals are:

a) The principle of the development of the site for residential purposes;

b) The design principles and Private amenity space;

c) The effect of the proposals on the living conditions of adjacent occupiers;

d) Vehicular access;

e) The impact of the proposals on the trees on site.

a) Principle of Development

5.2 The application site comprises garden land adjacent to 1 Carriage Drive. This land is classified as previously developed land and in an urban area. The principle of development, therefore, is considered to be acceptable.

5.3 National and strategic policies seek to increase the provision of housing, particularly on previously developed land at sustainable locations. On this basis, it is considered that the principle of a residential development on this site is wholly appropriate.

5.4 Furthermore, the provision of housing is considered acceptable on the basis that the site is designated within the development boundaries of Biddulph, where development will be granted unless there is a material consideration (Policy H5 of the adopted local plan).

b) Design Principles

5.5 The scale is a reserved matter, however it is the intention of the application to ensure that it matched the scale of the surrounding area. In particular, the dwellings along Carriage Drive are two storeys in height and properties along Northfield Road are characterised as bungalows. The application site occupies a corner plot at the junction of the two roads. The garden area of the application site provides an opportunity to improve the physical relationship between Northfield Road and Carriage Drive. This approach reflects guidance at page 21, By Design states that:

"– The character of townscape depends on how individual buildings contribute to a harmonious whole, through relating to the scale of their neighbours and creating a continuous urban form."

5.6 It is evident from the indicative siting that the depth of the proposed dwelling is not excessive and that it would not extend beyond the building line of existing dwellings along Carriage Drive.

5.7 The proposed building will create continuity of urban form of the surrounding area. The height and width will be appropriate and will repeat the horizontal and vertical rhythms of the existing buildings, whilst the character will draw direct reference from the surrounding area.

5.8 By Design states that the character of townscape depends on how individual buildings contribute to a harmonious whole, through relating to the scale of their neighbours and creating a continuous urban form. This approach is evident in the application proposals which demonstrate both a relationship to the existing scale and a degree of variety appropriate to context. The sensitive treatment of height, scale and massing avoids any awkward juxtaposition and maintains the continuity of built form where necessary. It is therefore clear that the proposed development would not out of scale or character with the surrounding area.

c) Private Amenity Space

5.9 It will be possible to position the proposed dwelling so that it is at least 20m from the properties to the north of the site, assuming it was positioned to provide a linear relationship with the adjoining dwelling at 1 Carriage Drive. This will ensure sufficient levels of privacy.

5.10 This section describes the proposed quality of the environment, the quality of space, functionality and amenity of the appeal proposal.

5.11 In assessing the appropriateness of the planning application proposals, issues regarding potential overlooking are important. Given the likely siting of the proposed dwelling, the only possible overlooking issues relate to 2 Northfield Road and 1 Carriage Drive, whose gardens adjoin the proposed site.

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5.12 The indicative siting of the proposed dwelling has ensured that there is no overlooking of the neighbouring properties and likewise these properties do not overlook the application site. As the proposed dwelling is likely to be a bungalow with windows at ground level, the perimeter fence would ensure that there would be no loss of privacy to neighbours. Furthermore, the boundary with 2 Northfield Road is characterised by an existing garden building, whilst 1 Carriage Drive would be sited parallel to the proposed dwelling and therefore no opportunities for overlooking would exist. The living conditions of the occupants of the 2 Northfield Drive and 1 Carriage Drive would remain unharmed.

5.13 It is therefore apparent that in considering the separation distance, outlook, privacy and amenity space there is clearly no demonstrable harm that arises from the proposed relationship of the proposed dwelling and neighbouring properties.

5.14 The relationship would not be overbearing and there would be little or no loss of privacy for the occupants of 2 Northfield Drive and 1 Carriage Drive. It is therefore apparent that the effect of the proposed development would not be harmful to the living conditions of nearby residents and it would be in accordance with the adopted local plan policies.

d) Vehicular Access

5.15 It is likely that the vehicular access from Carriage Drive would pass between the proposed dwelling and 1 Carriage Drive. A buffer strip could maintain a satisfactory distance between the flank elevations of the neighbouring properties and to provide some degree of noise attenuation.

e) Trees

5.16 There is just one large tree within the north western part of the proposal site. It is intended that this tree will be retained to provide a soft edge to the development, which is a sympathetic means of enclosing the site.

6. Conclusion

6.1 The creation of a new dwelling at 1 Carriage Drive would contribute to the policy requirements set out in adopted local plan in that it would deliver a new dwelling in an existing residential area on previously developed land. The new dwelling will contribute positively to the streetscene of Carriage Drive and Northfield Road and would not adversely affect the amenity of neighbouring dwellings.

6.2 For these reasons and those detailed in this report we respectfully request that the council considers this application favourable and grants planning permission.