Rob Duncan
Planning
Consultancy

PLANNING STATEMENT

329 CHEADLE ROAD, CHEDDLETON

JULY 2017

Site Address:
329 Cheadle Road, Cheddleton, Staffordshire, ST13 7BQ

Applicant:
Mr. D. Fisher

Proposal:
Extension of existing outbuilding to create a single dwellinghouse

Planning Statement:
Date Issued: 5th July 2017
Job Reference: RDP/2017/067

Report Prepared By:
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1 Introduction

1.1 Rob Duncan Planning Consultancy has been instructed by Mr. D. Fisher to seek planning permission for the extension and conversion of an existing outbuilding at 329 Cheadle Road, Cheddleton to form a single dwellinghouse.

1.2 The existing outbuilding occupies a footprint of 52 square metres and stands to a maximum ridge height of 4.5 metres. It is proposed to extend the building by some 58 square metres to create a single dwellinghouse encompassing an open plan kitchen / dining room, utility, cloakroom, living room and two ensuite bedrooms.

1.3 Access to the site is to be taken direct off the Cheadle Road, and be shared with no.329. An area of parking is to be created to the immediate rear of no.329 to provide two off-street parking spaces for the retained dwelling, with a new parking area created adjacent to the existing fish pond to provide parking for the new dwelling. Associating turning space is also to be provided for each dwelling. The application also proposes the creation of an area of private amenity space to the rear of no.329, with the remaining curtilage to the rear being provided for the new dwelling.

2 Site & Surroundings

2.1 The application site forms part of the extensive domestic curtilage of no.329 Cheadle Road, and is currently occupied by a detached outbuilding. Residential development is located to the east and west of the site, with the existing dwelling located to the north. Access to the site is taken to the east of no.329 with the Cheadle Road forming the northern boundary of the applicant's ownership. Agricultural fields extend to the south. The site as a whole lies within the North Staffordshire Green Belt, and is located within

easy walking and cycling distance of the numerous services and facilities on offer within the village, as well as being located close to existing public transport connections.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for the area comprises the Staffordshire Moorlands Core Strategy (2014) of which the following policies are considered to be of relevance:

3.2 Policy SS1a of the Core Strategy relates to the 'Presumption in Favour of Sustainable Development' and states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in the Core Strategy will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*

- *Specific policies in that Framework indicate that development should be restricted.*

3.3 Policy SS2 of the Core Strategy relates to the 'Future Provision of Development' and states that provision will be made for 6000 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands (excluding the Peak District National Park) during the period 2006 to 2026.

3.4 Policy SS3 of the Core Strategy relates to the 'Distribution of Development' and states that housing will be located in accordance with the Spatial Strategy and will be distributed between the towns and rural areas. It identifies that some 28% of new housing over the plan period will be delivered within the rural areas.

3.5 Policy SS6a of the Core Strategy relates to the 'Larger Villages Area Strategy' and states that these settlements (of which Cheddleton is one) shall retain and enhance their role as rural service centres, providing for the bulk of the local housing needs of the rural areas. The policy goes on to state that local housing needs will be met by increasing the range of available and affordable housing types and allocating a range of deliverable housing sites primarily within the urban area in locations across the village with good accessibility to local services and facilities, and in locations outside the villages where they are well connected and related to the settlement.

3.6 Policy H1 of the Core Strategy states that new housing development should provide for a mix of housing sizes, types and tenure. It goes on to state 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 and the economics of provision. The policy also states that new dwellings should be of sufficient size to provide satisfactory levels of amenity for future occupiers, whilst respecting the privacy and amenity of existing occupiers.

3.7 Policy DC1 of the Core Strategy relates to 'Design Considerations' and states that all development should be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD (NB: not yet published). It goes on to state that new development should (amongst others):

- *be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;*

- *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;*

- *provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use; ensure that existing drainage, waste water and sewerage infrastructure capacity is available.*

4 Other Material Considerations

National Planning Policy Framework

4.1 The National Planning Policy Framework introduces a presumption in favour of sustainable development and seeks to significantly boost the supply of housing nationally. It also sets out guidance in respect of securing high quality design and safeguarding the Green Belt. The content of this document is explored in more detail in the Planning Assessment below.

Staffordshire Moorlands Annual Monitoring Report (2015-2016)

4.2 This document sets out the Local Authority's performance in respect of housing land supply and housing delivery. It confirms that the Local Authority has a deliverable supply of housing land equivalent to 1.87 years supply.

Staffordshire Moorlands Emerging Site Allocations DPD

4.3 The Local Authority has recently consulted on its Preferred Options Consultation, and within this document a residential infill boundary for the village of Cheddleton was defined. The proposed residential infill boundary incorporated the proposed application site within it.

5 Planning Assessment

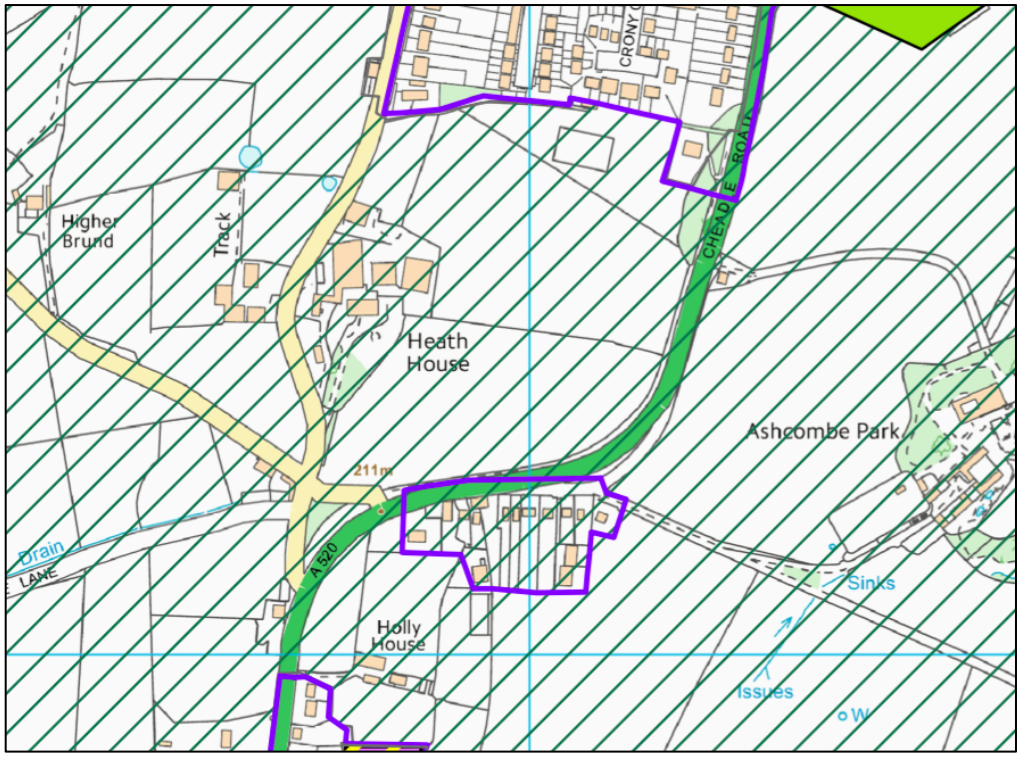
Principle of Development

5.1 The application site lies within the North Staffordshire Green Belt, wherein paragraph 89 of the NPPF confirms there should be a presumption against the erection of new buildings. Paragraph 89 nevertheless identifies a number of exceptions, and this list includes:

"Limited infilling within villages"

5.2 The adopted Core Strategy makes provision for the delivery of 1,680 dwellings within the rural areas, with the bulk of these to be accommodated within the larger villages, of which Cheddleton is one. The emerging Site Allocations DPD has set out the proposed settlement infill boundaries for the majority of the existing villages within the District, and the application site falls within the infill boundary identified for Cheddleton. An extract of the Preferred Options consultation is shown in Figure 1 below.

Figure 1 – Extract of Proposed Settlement Infill Boundary



Source: SMDC

5.3 The settlement infill boundaries have been identified in order to facilitate a limited level of development within each village in order to meet its needs over the plan period. Given that the application site lies within the emerging settlement infill boundary, it is considered to be an appropriate location for new housing in the context of policy SS6a of the Core Strategy. The proposed creation of one dwelling furthermore constitutes 'limited infilling' within a

village', and therefore is in accordance with the provisions of paragraph 89 of the NPPF and constitutes an appropriate form of development within the Green Belt.

5.4 Allied to the above considerations are the provisions of paragraphs 47 and 49 of the NPPF which require Local Authorities to identify and update annually a five-year deliverable supply of housing. Paragraph 49 of the NPPF goes on to state that housing applications should be considered in the context of the presumption in favour of sustainable development, and that:

> *"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"*
>
> *(my emphasis)*

5.5 The Local Authority is currently unable to demonstrate a five-year deliverable supply of housing, and as a consequence the provisions of paragraph 14 of the NPPF are engaged. Paragraph 14 states that where the development plan is absent, silent or out-of-date (as is the case here) 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 as a whole"* (my emphasis).

5.6 It is considered that this proposal will derive a number of significant benefits. In terms of the economic dimension of sustainable development it is considered that the proposal will derive benefits to the local economy, both to local tradesmen during the construction phase, and through the expenditure associated with the creation of an additional household.

5.7 Social benefits will also be derived from the delivery of a new single storey dwelling that will make a positive contribution towards the Local Authority's chronic shortfall of housing land. The nature of the proposed accommodation will also social derive benefits. The Local Authority's Strategic Housing Market Assessment (2016) confirms that the number of residents aged over 65 in the District is projected to rise by 39% between 2011 and 2030, with the age group 75-85 predicted to increase by 69% and 134% respectively. The SHMA goes on to identify a requirement for suitable accommodation to be provided to meet the needs of the ageing population.

5.8 The conclusions of the SHMA reflect the provisions of the National Planning Practice Guidance, which confirms that there is a critical need to provide accommodation that is suitable for occupancy by older people. It goes on to state that:

> *"supporting independent living can help to reduce the costs to health and social services, and providing more options for older people to move could also free up houses that are under occupied"*

5.9 The proposed development will help to fulfil these objectives, by delivering a new bungalow that by its very nature is suitable for occupation by elderly people. This represents a significant social benefit of the development and one which should be afforded substantial weight in the determination of the application.

5.10 The proposal will also derive environmental benefits by virtue of the site being sustainably located within easy walking and cycling distance of the numerous services on offer within the village. There are also public transport connections available within the immediate locality which offer regular

access throughout the day to the larger settlements of Leek and Hanley. Future occupiers of the dwelling will therefore have viable alternative means of transport to the car to access local services, facilities and employment opportunities.

5.11 Having regard to the commentary above, it is submitted that the proposed development accords with the proposed development strategy for the District, and will furthermore deliver a number of significant material benefits in the context of sustainable development. The proposal is therefore considered to be acceptable in principle.

Design & Layout

5.12 The character of the surrounding area exhibits a wide variety of architectural styles and ages, including a mixture of two storey and single storey developments. The alignment of existing properties is also somewhat haphazard, with some properties such as the host dwelling (329) set close to the frontage with the Cheadle Road, and others set well back. There are also instances of backland development within the immediate locality, as evidenced by no. 331 Cheadle Road to the west of the site, and nos. 313 and 315 to the southeast of the site.

5.13 The proposed development entails the extension of an existing outbuilding located within the domestic curtilage of no.329 Cheadle Road to form a single storey bungalow. In effect it will create a form of backland development, but such is the juxtaposition of existing buildings within the immediate locality, this would not be out-of-keeping with the character and appearance of the area.

5.14 Similarly, the proposed development will retain a single storey character that reflects the existing building, and will utilise a complimentary palette of

materials to that of the existing structure. In doing so it will not appear harmful or out-of-keeping with its surroundings. On approach to the site along the Cheadle Road from both the east and west, views of the dwelling will be screened by existing surrounding development until alongside the existing vehicular access. In such views the development will have the appearance of an outbuilding, and will not appear as a strident or incongruous form of development.

5.15 The proposed dwelling will benefit from a good-sized area of domestic curtilage to its rear, whilst the host dwelling (no.329) will retain an area of private amenity space (excluding its parking area) that is in excess of the minimum 65sq.m. recommended within the Local Authority's informal space about dwellings standards. The proposed development will therefore ensure an appropriate level of residential amenity for both existing occupiers of no.329 Cheadle Road, and future occupiers of the proposed development.

5.16 The design and layout of the development will furthermore ensure that there is no adverse impact on the amenity of any other neighbouring residential occupiers. Its single storey form will not give rise to any conflict with the Local Authority's informal space about dwellings standards, and similarly the presence of existing boundary treatments will prevent any overlooking of neighbouring properties. The proposed development will therefore not give rise to harm to neighbouring residential amenity. The proposed development is therefore considered to accord with the provisions of policy DC1 of the Core Strategy.

Highway Safety

5.17 The application site benefits from an existing gated vehicular access onto the Cheadle Road that serves no.329 Cheadle Road. This benefits from good

visibility in both directions on egress, and is to form a shared driveway with the proposed dwelling.

5.18 The submitted plans show the provision of two parking spaces and associated turning area to serve no.329, along with two parking spaces and turning area to serve the new bungalow. The vehicular access has a wide highway verge which is of sufficient depth to enable a vehicle to pull clear of the highway, thereby ensuring that there will be no adverse impact to highway safety in the event of a vehicle exiting the site at the same time as a vehicle arrives.

5.19 Paragraph 32 of the NPPF confirms that:

> "Development *should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe". (my emphasis)*

5.20 The proposed vehicular access benefits from good visibility on egress, has a large area of highway verge in front that will enable vehicles to pull clear of the highway, and furthermore proposes the provision of appropriate parking and turning space for both properties. The proposed development will therefore not give rise to severe residual impacts to highway safety. The proposed development is therefore considered to accord with the provisions of paragraph 32 of the National Planning Policy Framework.

6 Conclusion

6.1 It is considered that the proposed extension of the existing outbuilding to create a bungalow represents an appropriate form of sustainable development having regard to the following conclusions:

- *The application site lies within the emerging settlement infill boundary for the village, and constitutes limited infilling within the Green Belt;*

- *The Local Authority is unable to demonstrate a five year deliverable supply of housing;*

- *The NPPF is clear that there should be a presumption in favour of applications for new housing and that where policies for the control of housing are out-of-date (as is the case here) that planning permission should be granted unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits;*

- *The proposed development will generate a number of significant benefits associated with the economic, social and environmental dimensions of sustainable development;*

- *The single storey nature of the proposed development and its suitability for occupancy by the elderly carries substantial weight in favour of the proposal;*

- *The proposal if of an appropriate form and design that will be in keeping with the varied character and appearance of the surrounding area;*

- *The proposal will not give rise to harm to the amenity of neighbouring residential occupiers;*

- *The proposed development will provide adequate levels of off-street parking for both the existing dwelling and the proposed new dwelling, and will not give rise to harm to highway safety.*

6.2 It is therefore submitted that the proposed development accords with the provisions of policies SS1, SS2, SS3, SS6a, H1 and DC1 of the Staffordshire Moorlands Core Strategy and policies contained within the National Planning Policy Framework.

6.3 The Local Authority is therefore respectfully requested to grant planning permission for the proposed development.