

Design and Access statement

Applicant:

Mr and Mrs Critchlow
123 Tunstall Road
Knypersley
Stoke on Trent
Staffordshire
ST8 7AA

Agent:

Mr A Critchlow
AEW Architects
c/o Forge Lane Water Tower
Elm Road
Congleton
Cheshire
CW12 4PR

Description of development:

Demolition of existing dwelling and associated outbuildings. Erection of 6No detached dwellings.

Supporting Documents:

AEW Architects drawings	
6305-AEW-XX-XX-D-A-500	Location plan
6305-AEW-XX-XX-D-A-501	Block plan
6305-AEW-XX-XX-D-A-502	Existing site plan
6305-AEW-XX-XX-D-A-503	Proposed site plan (GF plans in situ)
6305-AEW-XX-XX-D-A-504	Existing buildings 123 (plan & elevations)
6305-AEW-XX-XX-D-A-505	Existing buildings 121 (plan & elevations)
6305-AEW-XX-XX-D-A-506	House type 1
6305-AEW-XX-XX-D-A-507	House type 2
6305-AEW-XX-XX-D-A-508	House type 3
6305-AEW-XX-XX-D-A-509	Proposed buildings 121 (plan & elevations)
6305-AEW-XX-XX-D-A-510	Proposed axonometric view 1
6305-AEW-XX-XX-D-A-511	Proposed axonometric view 2
6305-AEW-XX-XX-D-A-512	Proposed street view towards St John's Church

Agathoclis Beckmann, Landscape Architects:
Tree Report

The Environment Partnership
Ecology survey

Sladen Associates
Coal mining risk assessment

Heritage Impact Assessment

1. Site location

- 1.1 121 and 123 Tunstall Road are located at the junction of Tunstall Road (A527) and St Johns Road, approximately 800m south of Biddulph town centre, they are accessed via a shared driveway directly off the A527 in close proximity to the roundabout junction with St John's Road.
- 1.2 To the north there is a small Local Authority verge between the boundary walls and the edge of the highway. To the east there are the James Bateman Junior High School playing fields. The boundary is edged with a red brick wall, approx 1.5-1.8m high. To the south is St Johns Church and its church hall. The boundary is edged by a stone wall, approx 1.5m high and a dense landscape buffer. St Johns Church is Grade II listed. To the west is the A527, Tunstall Road. The boundary is formed by a low level stone wall with close boarded timber panelling above. The wall and fence is backed with a dense conifer hedge in part.
- 1.3 Within the boundaries, the site is laid to gardens with a large section of tarmac hard standing to the north where it connects to the long tarmac driveway running north / south. There are a number of mature trees on the site, predominantly located around the perimeter. The northern corner of the site has a group of protected trees. The southern boundary is lined with a group and a number of individually protected trees. The eastern boundary has a small group of protected trees. There is a single protected tree along the eastern boundary. Within the site there is one, significant protected tree along with other, low quality conifers and shrubs.
- 1.4 123 Tunstall Road is a substantial two storey, detached Edwardian dwelling. Previously a doctor's residence with linked surgeries, there was significant demolition and remodelling in the early 1990's. The surgeries were located to the north of the main dwelling which is now hard standing tarmac. As the surgeries were demolished the north facing elevation was pebble dashed to cover the scars from demolition. A new large single storey entrance porch was added at this time.

The south and west elevations are the principal elevations for the property and are composed in an interesting mix of gable ends, protruding bay windows, overhangs and set backs. The finishes are red brick at low level with a mix of render and hanging tiles above. The east elevation is more utilitarian of red brick and punched openings. This elevation faces a linked outbuilding.

The windows were replaced during the 1990's remodelling and are simple UPVC frames and plain glass. Original Edwardian leaded windows were discarded at this time except those that line the door on the western elevation. The roof is formed of three ridges, creating hips to the east and an internal valley beyond running east to west. The roof finish is clay tile which was lifted and re-laid with new membrane in 2005.

The outbuilding immediately adjacent the east elevation is single storey and constructed in the same style and materials as the main house. The pitched, hipped roof runs north to south. This outbuilding has a small, later, single storey addition of an outside WC which has a flat roof. The date of this extension is unknown but certainly before 1990.

In addition to the house and linked outbuilding there are further buildings on site:

- a single storey concrete sectional garage. Wall panels finished with stone chippings and a flat, felt roof
- a single storey double garage constructed in the early 1990's. Rectangular in form constructed of red brick with a pitched clay tile roof. The roof valley runs north east to south west with gable ends to the front and rear elevations.
- Freestanding storage sheds
- Freestanding oil central heating storage tank

- 1.5 121 Tunstall Road is a two bedroom bungalow with dormer roof space. It was constructed within the curtilage of 123 as a new build dwelling in 1980. The bungalow is of traditional construction; buff brick walls with a double gable clay tile pitched roof with two dormer windows. Windows and doors are painted timber. The principal elevations face north-west (towards Tunstall Road) and south-west (into the site and driveway). Significant features to the principal elevations are a combination of gable ends and protruding bay windows.

Immediately to the east of 121 is an associated detached double garage and linked external store and WC. The garage complex is constructed as 121 using the same buff brick and clay tile pitched roof language.



2. Planning History

- 2.1 An application for written pre-application advice was registered with Staffordshire Moorland's District Council on 28th May 2015 (PAD/2015/0045). The application was submitted to consult views on the 'Erection of 8No dwellings and 1No existing dwelling altered' at '121-123 Tunstall Road, Knypersley'
- 2.2 An application for 'Demolition of existing garage, construction of new detached garage, associated site works and minor changes to detached bungalow' was APPROVED by Staffordshire Moorland's District Council on 22nd February 2016 (SMD/2015/0813).
- 2.3 An application for 'Demolition of dwelling and associated outbuildings, Formation of new site access and erection of 7No detached dwellings' was REFUSED by Staffordshire Moorland's District Council on 1st April 2016 (SMD/2015/0814).
- 2.4 An application for 'Demolition of dwelling and associated outbuildings, Formation of new site access and erection of 7No detached dwellings (resubmission of SMD/2015/0814)' was REFUSED by Staffordshire Moorland's District Council on 1st June 2016 (SMD/2016/0233).
- 2.5 An APPEAL of application SMD/2016/0233 (Demolition of dwelling and associated outbuildings, Formation of new site access and erection of 7No detached dwellings (resubmission of SMD/2015/0814) was dismissed by The Planning Inspectorate on 30th December 2016 (APP/B3438/W/16/3158072).
- 2.6 An application for 'Formation of a new driveway off Tunstall Road to provide independent access to 121 and 123 Tunstall Road' was APPROVED by Staffordshire Moorland's District Council on 5th July 2016 (SMD/2016/0238).
- 2.7 An application for 'Proposed erection of 2No new detached dwellings and minor changes to existing bungalow (121 Tunstall Road)' was APPROVED by Staffordshire Moorland's District Council on 12th April 2017 (SMD/2016/0583).

3. Site Analysis

Constraints

- 3.1 The Tunstall Road street scene is characterised by a variety of buildings, all of which has a windowed main front elevation facing towards and visible from the highway. The pattern of development is relatively loose knit.
- 3.2 The most prominent built features of the street scene are
 - Immediately to the south, St Johns Church and its associated church hall
 - The Fairhaven complex, opposite the site on Tunstall Road. A group of buildings including a 2 storey stone built former parsonage. The Fairhaven and St Johns Church share a special and cultural relationship
 - To the south of the church, a number of semi-detached properties fronting the highway
 - The mature landscape setting, formed of significant tree specimens
- 3.3 The site is generally flat and level with no topographical constraints.
- 3.4 121 and 123 are set back from the road which allows views of St Johns Church spire from the north albeit through a mature landscape which block direct views
- 3.5 The site contains two known disused mine shafts, both located towards the north of the site
- 3.6 The northern corner of the site has a group of protected trees. The southern boundary is lined with a group and a number of individually protected trees. The eastern boundary has a small group of protected trees. There is a single protected tree along the eastern boundary. Within the site there is one, significant protected tree along with other, low quality conifers and shrubs.

Opportunities

- 3.7 The site is located within 800m of the town centre and has walking access to a number of public transport bus stops. The site is highly sustainable
- 3.8 The site coverage is sparse and offers opportunity for additional dwellings on a windfall site
- 3.9 The boundary between 121 and 123 Tunstall Road is formed of a dwarf stone wall with close board timber fence above. The boundary is formed by a low level stone wall with close boarded timber panelling above. The wall and fence is backed with a dense conifer hedge in part. The boundary is tall and could be reduced to allow greater visibility of and views towards the Church
- 3.10 Neither 121 nor 123 Tunstall Road have a relationship with the road and offer nothing to the street scene due to the tall hard boundary



Above – street view from the north

Below – street view from the south



4. Proposals

Use

- 4.1 The site is solely used for residential purposes and is set within a predominantly residential area. No residential uses in close proximity to the site include schools and place of worship, all of which support the local community.
- 4.2 The proposal is to solely create additional residential units on the site which retains the sites current use and fits within its context.

Layout

- 4.3 The layout of the scheme has been highly influenced by the conclusion of appeal dismissal APP/B3438/W/16/3158072.
- 4.4 Two detached dwellings (plot 1 and 2, house type 1) have been orientated so that their principal elevation and windows face on to Tunstall Road. The two front dwellings are generously spaced to echo the loose knit layout of development along Tunstall Road. The two dwellings facing onto Tunstall Road have been set back from the road edge to maximise views of St Johns Church. Fig 1 and Fig 2
- 4.5 Between Tunstall Road and the two forward dwellings (plot 1 and 2, house type 1), the existing boundary hedge row and close board fence will be removed, opening up views to St Johns Church from the north. The existing low level stone wall will be retained and improved with a new stone coping, bringing the overall treatment to 600mm high (Fig 3). The new low level boundary will be reinforced with new additional semi mature native trees in order to improve the mature landscape setting. Low level gates and private footpaths will lead directly from Tunstall Road to the two forward dwellings. Between the boundary wall and two forward dwellings, front gardens will be laid to lawn to provide clear and open views.
- 4.6 The existing entrance will be improved by widening at the intersection with Tunstall Road in order to provide 43x2.4m visibility splays. The reduced boundary wall height as 5.9 will allow drivers a clear view south along Tunstall Road from well within the site. The new private driveway will be lined by new semi mature, native trees.
- 4.7 No 121 will be retained in its current location with minimal changes visible from the street scene or even externally within the site. The principal living accommodation will face south west and north west.
- 4.8 From the remodelled driveway entrance, a new private driveway will be provided for access to all dwellings and associated parking. There will be no front of dwelling parking visible from Tunstall Road
- 4.9 Between the eastern boundary and new private driveway, a series of 4No detached dwellings are proposed (plots 3-6, house types 2 and 3). Living rooms and principal bedrooms will have views over the private driveway / front gardens with each dwelling will have an enclosed, private garden to the rear of at least 11m. Fig 4.



Fig 1 above – Generously spaces dwellings facing into Tunstall Road to echo the local character

Fig 2 below – Dwellings facing onto Tunstall Road generously set back to echo the local character and to provide uninterrupted views to St Johns Church



- 4.10 Parking is provided throughout the dwelling via a number of method in order to minimise its impact on the street scene to Tunstall Road and the street scene onto the private driveway:
- No parking will be accessed from or be visible from Tunstall Road
 - Parking to No 121 (retained bungalow) and Plot 6 (house type 3) will be provided via a private courtyard arrangement designed between the two dwellings and off the driveway.
 - Parking to plots 1 and 2 (house type 1) will be provided by integral garages and street parking, arranged around the driveway turning head.
 - Parking to plots 3-5 (house type 2) will be provided by integral garages and front of 17 dwelling driveways. The driveways have been spaced to provide generous areas of soft landscaping to the driveway scene.
 - The private driveway will be finished in porous black tarmacadam
 - Parking spaces and driveways will be finished in hard landscaping of a scale and colour to contrast along the driveway black tarmacadam
- 4.11 The layout has been designed to retain all protected trees plus an additional 3 No mature larch trees on the southern boundary as previously requested by SMDC Tree Officer

Scale and appearance

- 4.12 The scale of the proposed dwellings has been set to mediate between the bungalow, single storey scale of No 121 and the large St Johns Church.
- 4.13 House type 1 (facing onto Tunstall Road) has been designed to suit its context and layout, being read as a mirrored pair. Large gable ends face onto Tunstall Road from the centre of the site, containing entrance doors and glazing into dining rooms at ground floor. At first floor, the gable ends have a modest set back balcony into bedroom 1. The gable is expressed from the main mass of the house by modest end piers with provide relief and shadow to the elevation. To the side of the principal gable, the roof pitch turns through 90 degrees to run parallel with Tunstall Road. The elevation is set back from the gable end and punctuated by windows at ground and first floor. Brick detailing bands at first floor level add a line of relief and shadow to the brickwork around this element of the dwellings. The dwellings will be constructed from high quality materials, brickwork walls and tiled roofs. The roof will over sail all perimeter walls with traditional fascia boards and soffits providing shadow to the elevation.
- 4.14 House type 2 and 3 have a near square plan form with simple tiled pitched roof, intersected by a feature gable end to the front elevation. The gable end will be further punctuated by a projecting bay window at ground floor as part of the living room. At first floor level, the house is inset so that a mono-pitch roof is provided over the entrance and garage door along the front elevation. The dwellings will be constructed from high quality materials, brickwork walls and tiled roofs. The roof will over sail all perimeter walls with traditional fascia boards and soffits providing shadow to the elevation.



Fig 3 above – Reduced boundary treatment to Tunstall Road and generous front gardens open up views towards St Johns Church
 Fig 4 below – 4 No detached dwellings to the rear of the site facing onto a private driveway



Amount

4.15 The site is currently occupied between two dwellings but without physical boundaries separating the garden spaces. Existing development on the site is as follows. All areas and noted in m²

Plot	Plat area	Building area	Paved area	Driveway	Lawns / soft landscape	% soft landscape
121 + 123 combined	4,225	380	213	682	2,950	70

4.16 Policy recommends a target density on the edge of town centres at 40 dwellings per hectare, or 30-40 dwellings per hectare in other urban areas.. 6No new dwellings are proposed for this site in addition to the retained bungalow 121. Total development for the site will therefore be 7No dwellings on a site of 0.42 hectares. This represents a density of 16 dwellings per hectare.

4.17 The significant under provision of dwellings on the site when considered in density terms is due to design considerations identified in the site analysis which will be expanded later in this document.

4.18 The density of development on the site allows generous provision of amenity space for all dwellings as follows:

Plot	Plat area	Building area	Paved area	Driveway / parking	Lawns / soft landscape	% soft landscape
121	889	117	54	63	665	75
1	799	80	41	31	647	81
2	604	80	41	31	452	75
3	603	77	26	31	469	78
4	282	77	26	27	152	54
5	282	77	26	27	152	54
6	384	77	30	87	190	49
Total	4,225*	585	244	697*	2,727	65

* total includes 382 of shared private driveway

5. Policy context

- 5.1 The context for the policy which governs the development of the site is set out below, it is considered that the following documents constitute the Development Plan for Staffordshire Moorlands
- The Staffordshire Moorlands Local Plan (1998)
 - The Staffordshire Moorlands LDF Core Strategy (March 2014)
 - The Minerals Local Plan (Dec 1999) Including some saved policies
 - The Staffordshire and S-O-T Joint Waste Core Strategy (March 2013)
- 5.2 Clearly the Minerals and waste documents listed above are not pertinent to the development in question and will therefore not be considered any further
- 5.3 The Staffordshire Moorlands Local Plan still retains a number of saved policies, these are due to be reconsidered in the Local Plan Review. There are not considered to be any policies within the Local Plan relevant to the site
- 5.4 The key planning policy document is therefore the Staffordshire Moorlands Core Strategy (SMCS), it contains the Councils visions and targets for the district. During the examination of that document there was substantial discussion in relation to the overall housing target for the district, it was concluded by the Inspector that the housing requirement should be set at 6,000 dwellings. A number of key aspects of the plan are directly relevant to the site, located in Biddulph.

Vision

- 5.5 The vision clearly emphasises the important role that Biddulph has to play in meeting the needs of the Staffordshire Moorlands and in meeting the plans requirements for development it states
- 'Our market towns of Leek, Cheadle and Biddulph will remain the focus of the Moorlands.'*
- 5.6 The vision then distils this further in a bespoke consideration of Biddulph. Here it states:-
- 'Biddulph will continue to maintain its role as a significant service centre for its residents and those in outlying rural areas but with a focus on improving its image and prosperity and on reducing levels of deprivation in Biddulph East. Significant growth and change will have taken place within the town centre through implementation of proposals in the Area Action Plan, including a new town centre supermarket and non-food retail centre in order to make the town more self-sufficient. It will benefit from environmental improvements and improved community and health facilities with more sustainable, thriving and balanced local communities with an expanded local economy. Poor housing market areas will have been successfully renewed and there will be a greater variety of housing types and tenures which better meets the needs of the community. It will have improved connections with the rest of the District.'*

- 5.7 Having considered the Vision for the plan the document then goes on to set the development approach for achieving the aspirations set out within the Vision, again Biddulph plays a prominent role. Paragraph 6.7 states:

'the proposed development approach is one which focuses development on the 3 market towns of Leek, Cheadle and Biddulph...'

- 5.8 Again the vision and the development approach are further outlined through policy SA1: Creating distinctive, sustainable, self-supporting settlements. The policy seeks to

'ensure that development and investment is directed to those settlements which have the capacity and scope for growth...'

- 5.9 It is confirmed in the supporting text to the policy, in 7.4 that this is a policy specifically in relation to the key market towns referenced above, and therefore is directly relevant to the Councils strategy for Biddulph. However, paragraph 7.9 then goes further by expanding on the key requirements and constraints of Biddulph:-

'Biddulph's role in the District as a significant service centre and market town will continue to be supported but development will be more targeted with the priority being to improve the local housing market and range of local community facilities; expand the employment offer in the town; regenerate and enhance the town centre; and improve its image and visitor attraction. Green belt and environmental constraints and the close proximity of the town to the N. Staffs conurbation together with identified capacity constraints justify the restraint of housing development in the town relative to its current population. Whilst there will still be a need to identify new sites for housing and employment growth, there will also be an emphasis on regeneration and enabling development to tackle disadvantage and poor housing provision, notably in the Biddulph East area. This will require a strong partnership approach with housing providers.'

- 5.10 This paragraph is essential to understanding the context of development within Biddulph. Not only is the town a clear direction of growth for the district, an area in need of regeneration but also one which is heavily constrained by green belt. The Council has recently consulted upon a site allocations document where it is becoming apparent for Biddulph to deliver the level of housing apportioned to it substantial incursion into the green belt will be required. It is therefore obvious that Biddulph is a key settlement for housing growth and one where the maximisation of non green belt sites will be essential.

Spatial Policies

- 5.11 The SMCS was designed to meet the requirements of the Regional Strategy, SO1 seeks therefore:-

"To make provision for the overall land-use requirements for the District, consistent with the Regional Spatial Strategy, the role of Staffordshire Moorlands within North Staffordshire and the role of each settlement."

- 5.12 The supporting text at paragraphs 8.1.1 confirms the housing requirements are based on the "upto- date" evidence of regional policy, but that housing targets should not be seen as an absolute ceiling. This is now plainly incorrect and an update as to the housing position and OAN for the district has been carried out as part of the recent Site Allocations document.

- 5.13 Policies SS1 and SS1a set out Development Principles and The Presumption in Favour of Sustainable Development (which reflects the 'decision-taking' element of Paragraph 14 of the Framework) respectively. These are generic policies which follow the thrust, if not letter of the NPPF.
- 5.14 Policy SS2 sets the plan housing requirement as 6,000 net additional dwellings, from 2006-2026. The rate of development is phased, with development rates of 220 dwellings per annum between 2006 – 2011 and 2011 - 2016 (2,200 dwellings), 360 dwellings per annum for the period 2016 – 2021 (1,800 dwellings) and 400 dwellings per annum for the period 2021 – 2026. The Policy acknowledges that on the basis of delivery for the first two years of the 2011 – 16 periods, that rates of delivery need to increase significantly in order to complete 1,100 dwellings for that period. The policy also confirms that on the basis of previous performance a 20% delivery buffer should be applied.
- 5.15 Policy SS3 sets the distribution of development, it outlines that 20% of the housing growth will be located to Biddulph. SS4 then goes on to explain how housing land will be managed and released, we would note the importance put on windfall sites in meeting housing needs, policy SS4 states:-
- 'Allowance will also be made for an assumed contribution from unidentified (windfall) sites of up to 25% of the annual development rate in urban areas and up to 30% in rural areas. This will be additional to the net housing requirement being sought on allocated sites but will be taken into account in managing the release of land for housing.'*
- 5.16 SS4 also confirms that at the time of writing there remained a residual requirement for 813 dwellings in Biddulph.
- 5.17 Policy SS5 refers to the settlement hierarchy and again recognises the prominent role that Biddulph needs to play in delivering the housing development of Staffordshire Moorlands. The role of Biddulph is then considered in more detail in policy SS5b, again the policy and the supporting text show the importance of the settlement to Staffordshire Moorlands and the high level role it must play in achieving the development targets of the SMCS.

Housing

- 5.18 The SMCS then goes to onto consider some specific housing related policies, H1 is relevant to the site. The policy is guide to the development of new housing including specific requirements in relation to size, type and tenure, density, windfalls, lifetime homes, amenity, and be in accordance with policy SD1.

Design Policies

- 5.19 Policy DC1 refers to Design Considerations for new development, the proposal relates to the Councils Design SPD. Whilst the principles contained within the document are broadly supportive we would point out that the current SPD dates back to at least 1996 and is of significant age. Nevertheless the principles within it have been embraced in the proposed scheme.

The National Planning Policy Framework

- 5.20 It is essential to consider now the ethos of the NPPF, and the context in which the government has prepared that document. The government considers that sustainable development should be approved without delay, for that reasons it has inserted a golden thread within the NPPF, the presumption in favour of sustainable development. This is enshrined in paragraph 14:

'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.'

Emerging Site Allocations

- 5.21 The Site Allocations DPD will be combined with the existing Core Strategy, to eventually, create a combined Local Plan. SMDC consulted upon the preferred options on sites and boundaries. The document contains a number of important points most notably an increase in the housing provision to 320 units per annum following additional housing research, this is an increase on the figure within the Core Strategy.
- 5.22 The document also confirms that these is now a total requirement of 885 dwellings for Biddulph over the plan period, it is also clear from the document that 205 of those dwellings need to be located within the green belt, and that a further 150 dwellings will need to come forward from small sites. It is evident therefore that the Councils latest planning positions requires considerable growth for Biddulph, a need to release sites from the green belt and that small sites need to make a significant contribution to the housing supply.

Strategic Housing Market Assessment

- 5.23 An updated SHMA was produced by Nathaniel Lichfield and Partners and published by the Council in January 2016. It concluded that the range for OAN was between 250 and 440 dwellings per annum. It is important to note what the consultants say about the range provided in paragraph 5.44.

'If Staffordshire Moorlands was to pursue a figure significantly lower than the top end of the OAN range, it would need to justify how it would mitigate or avoid the adverse housing, economic and other outcomes that a lower growth approach would give rise to. It would also need to evidence how the adverse impact of meeting housing need would 'significantly and demonstrably outweigh the benefits' [the Framework, §14] as well as make provision, through the duty-to-cooperate, for those needs to be met in full elsewhere within the wider HMA.'