DESIGN AND ACCESS STATEMENT

In respect of

Dam Farm
Great Gate Road
Winnothdale
Cheadle
Staffs
ST10 4HB

09/00763/ 22 JUL 2009

Prepared by

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On behalf of
Mr J Greenwood
July 2009

1.0 INTRODUCTION

This Design and Access Statement is submitted in support of a full planning application to **Staffordshire Moorlands District Council** in respect of a replacement dwelling and garage at **Dam Farm, Great Gate Road, Winnothdale**.

The proposed replacement dwelling and garage will be used as a single residential dwelling and garage as existing.

The following design and access statement has been produced to ensure that a quality development is produced in accordance with the guidelines and more importantly that the proposed development respects the local context that it will integrate with. It also includes a planning policy overview.

As this is a proposal for the replacement of a single house and garage , some aspects of the guidelines such as the social and economic context are of limited applicability.

The proposal is to demolish a dated and energy inefficient house and garage and to erect an attractive and highly energy efficient house using sustainable construction techniques and material meeting the requirements of the Code for Sustainable Homes, and exceeding it where possible together with a detached garage.

No trees will be affected by this proposal.

Planning History

The Applicant purchased the property in the summer of 2008.

The Applicant is not aware of any planning or community consultations in respect of this area of Cheadle which would have an impact on this proposal.

The site does not lie within the Green Belt and is outside any development plan boundaries.

The Applicant notes that the site lies within the Special Landscape Value area.

2.0 THE PROPOSAL

Location

The site is accessed from Great Gate Road off the Cheadle to Hollington Road. Dam Farm is, like many small holdings in the area relatively isolated. Accessed via a private track, the site is not overlooked and is set within open countryside. There is one large detached dwelling lying to the rear of Dam Farm but the proposal will not have any adverse impact on the amenity of this property. All of the properties along Great Gate Road are detached and range is size from small bungalows to substantial residences. The replacement dwelling and garage will therefore be in keeping with the various design styles in the vicinity.

The property lies within the Area of Special Landscape Value which has been designated to ensure that development has regard to the landscape character of North Staffordshire.

The replacement dwelling and garage will be built on the footprint of the current dwelling which is not considered suitable for the Applicants' needs. Some outbuildings are to be demolished and these are shown on the plans and on the photographs accompanying this application. The current property is in need of substantial repair to bring it up to current standards. The remaining outlying outbuildings will not be affected by this proposal and the biodiversity of the site will therefore not adversely affect any wildlife using the outbuildings for roosting etc.

3.0 DESIGN CONSIDERATIONS and PRINCIPLES

Design details

The property is to be constructed of brick, with light oak UPVC double glazed windows, doors and rainwater goods. Barge boards are to be over-sailing brickwork as shown on the drawings. Tiles used on the roof and dormers will be plain and will match.

Use - the property will be solely used for residential purposes.

Layout and **Amount** - The site will be for a single dwelling to replace an existing dwelling in accordance with Policy H12 of the Staffordshire Moorlands Local Plan. The property will be laid out as a two storey dwelling with four bedrooms. The garage proposed is two storey with the upper floor being used for general domestic storage.

The proposed dwelling and garage will be constructed on the footprint of the existing house to retain the best use of the area for garden and to ensure that the amenities of neighbouring properties are protected.

Scale: The replacement dwelling will be rectangular again reflecting the footprint of the existing dwelling. The dimensions are detailed on the attached drawings. The ground floor comprises a kitchen and utility room, a dining room, a lounge and a study. There will a central hallway. Upstairs will benefit from four bedrooms and a family bathroom. The garage will be generally rectangular. The ground floor is for garaging of cars, and the upper storey is for domestic storage accessed by an external staircase typical of the rural areas.

Landscaping, surfacing and boundary treatment: the site benefits from a private garden and this use will be maintained.

Appearance: The existing house and garage is a medium sized dwelling that has little or no architectural or historical interest, and consequently can provide no reference for the replacement dwelling.

The property currently takes the form of a traditional cottage and this has been taken as the principle reference point. The property has the depth of a single room e.g. kitchen and lounge, forming the main rooms downstairs, and this is reflected in the new design.

In addition there are no immediately adjacent buildings to influence the design process.

The front of the property will be the south west elevation

Design Details
This is detailed on the attached Drawings and above.

Robust standard details will be incorporated to meet the requirements of the Building Regulations as appropriate.

The existing property and attached outbuilding will be demolished, the floors and foundations will be 'grubbed up' and services sealed/disconnected as appropriate. Further details are listed on the attached drawings.

4.0 RELEVANT PLANNING POLICIES

PPS1 –Delivering Sustainable Development,
The content of PPS1 supports good quality modern design. This guidance deals with design and development and sets out the Government's objectives for achieving high quality design. Within the advice on 'Design' the paper states at paragraph 33 - *"Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning."*

PPS7 Sustainable Development in Rural Areas

PPS7 provides support for the type of development proposed at this site in terms of raising the quality of life and the environment in rural areas through the promotion of: *good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside.*

Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011

Policy D2: The Design and Environmental Quality of Development.

This policy requires design is sympathetic to its location. The replacement dwelling has been designed to reflect the both the neighbouring design styles (particularly the property visible to the rear of the site) but also the requirements of Code 3.

Policy NC2 Landscape Protection and Restoration

This policy requires that development should be informed by and be sympathetic to landscape character and quality and should contribute, as appropriate, to the regeneration, restoration, enhancement, maintenance or active conservation of the landscape likely to be affected. Proposals with landscape and visual implications will be assessed having regard to the extent to which they would:

(a) *cause unacceptable visual harm*; the property is replacing an existing whitewashed building which is highly visible from Great Gate Road and will be built of brick with light oak window frames and doors – minimising the visible impact on the amenity of the area.

(b) *introduce (or conversely remove) incongruous landscape elements*; the existing property will be demolished but this has no particular local or historic value. No landscaping works are proposed other than the setting out of private amenity space.

(c) *cause the disturbance or loss of (or conversely help to maintain):*

(i) landscape elements that contribute to local distinctiveness;

(ii) historic elements which contribute significantly to landscape character and quality, such as field, settlement or road patterns;

There are no landscape features within the vicinity of this property and the special landscape value of the area will not be harmed.

Staffordshire Moorlands Local Plan 1998

H12 Replacement Dwellings

Where a replacement dwelling is considered appropriate in the countryside it should be of no greater size and mass than that which it replaces. Some modest increase in size may be acceptable having regard to the overall appearance and empathy with its landscape setting.

The proposal for a replacement dwelling at Dam Farm involves the removal of the existing dwelling and adjacent two storey outbuilding and the proposal includes us of the footprint of this adjacent building within the new footprint. The Local Plan does not however provide a definition of modest.

N8 Special Landscape Area

In the special landscape area permission will not be given for development which would materially detract from the quality of the landscape because of its siting, scale, design and material and associated traffic generation.

This property has been designed to reflect the form of the existing property. There is no particular local design style in this location. No additional traffic will be generated.

N9 Special Landscape Area

Within the special landscape area the local planning authority will promote and require especially high standards of design for development.

This property has been designed to maximise the topography of the site, is to be built on the existing footprint, and will reflect the principles contained within the Council's Guidance on Sustainability in Design and Construction.

BE13 Good Design

Of particular relevance to this proposal are criteria

a) *taking account of scale, character, mass and materials within the surrounding context* – the site is isolated, not overlooked and will complement the surroundings.

and

c) *providing satisfactory standards of amenity* – the property is residential and will benefit from off street parking, private gardens and will not impact on the amenity of any neighbouring property.

5.0 ACCESS CONSIDERATIONS

Great Gate Road is accessed from Hollington Road and is within 2-3 miles of Cheadle. Great Gate Road is a single track with passing places and verges. It is suitable for private cars and farm vehicles. There are no commercial uses in the vicinity. The property is accessed from a private gate set back from the road allowing some opportunity for off highway parking if required.

In addition to this;

- No public right of way will be affected.
- Vehicular access – this will be from the existing road network.
- Traffic generation – this will be minimal.
- Pedestrian Access is also along Great Gate Road

6.0 CONCLUSION

This proposal meets the policy requirements of the Local Plan being in effect a replacement dwelling which has been designed to meet and exceed where possible current design standards and as such will not have an adverse effect on the context or appearance of the surrounding area.

The application has been carefully considered, having regard to the opportunities and constraints of the site, the amenity of the neighbouring property, the general character of the area, and relevant local planning policy. The proposed dwelling and garage has been designed to a high quality and will not have a detrimental impact on the setting of the Special Landscape Area in this location.