

PLANNING STATEMENT

PLOT OFF BELLE VUE, LEEK

Land off Belle Vue Road, Leek, Staffordshire, ST13 8EP

1 Introduction

1.1 The site achieved outline planning permission for 1 detached dwelling (2 storey) with a footprint of 46sq.m. and an area of residential amenity space to be provided in the order of 60sq.m. (excluding car parking area).

This new application for full planning permission includes a neighbouring plot which will allow for a better placement of the dwelling and a significant increase in amenity space.

This application is for a 1 storey 3 bedroom bungalow with a footprint of 57 sq.m. and with 217 sq.m. of residential amenity space (excluding car park).

Access to the site is to be taken off the existing vehicular access that runs at a lower level to the main highway between Shade Mill to the southeast, and adjacent to no.120 Belle Vue Road to the northwest. A total of two off-street parking spaces will be provided, alongside an area of private residential amenity space.

2 Site & Surroundings

The site lies within the built up area of Leek and comprises a parcel of land that extends to 0.03 hectares. It is within easy walking distance of the town centre of Leek, and is considered to constitute previously developed land. The northern portion of the site is currently unoccupied and detracts from the appearance of the area. A pedestrian footpath runs along the southernmost boundary of the site, providing access down to Mill Street to the east. A derelict and vacant industrial building is adjacent to the footpath to the south.

3 Planning Policy

As the supportive document submitted as part of the previous application demonstrated this proposal shows adherence to the principles of the following policies within the Stafford Moorlands Core Strategy DPD (2014):-

Policy SS1
Policy SS1a
Policy SS2
Policy SS3
Policy SS5a
Policy SD1
Policy DC1

The application site constitutes a parcel of previously developed land, having been previously occupied by some poor quality storage structures.

The principle of development is considered to be acceptable and in full accordance with the provisions of policies SS1, SS2, SS3, and SS5a of the adopted Core Strategy.

The Local Authority's Housing Land Supply Statement (March 2016), confirm that the Local Planning Authority is showing a significantly shortfall in the 5-year supply required by paragraph 49 of the NPPF. As a consequence planning permission should be granted for the proposed development in favour of sustainable development.

4. DEVELOPMENT PRINCIPLES

The proposed development as a 1 storey dwelling which will not dominate the surrounding area. Its placement on the site reduces overlooking from the elevated road position.

The surrounding area exhibits a variety of architectural styles and designs, and varying plot sizes. There is no strong prevailing vernacular along Belle Vue Road for the proposed development to respond to. The style and scale will not give rise to harm to the character and appearance of the surrounding area.

The proposed dwelling will be located some 15 metres at its closest point to the neighbouring property opposite (Wesleyan Court), but will be orientated away from its rear elevation.

The windows on the external rear flank wall of Wesleyan Court are small in scale and are not principal windows. These secondary windows are not the main windows to living rooms or bedrooms.

The proposed dwelling is to be accessed via the existing vehicular access road that runs parallel to Belle Vue Road, and which provides access to a number of sites to the south of the site. Whilst this access is narrow, it is infrequently used by traffic, and it is submitted that the proposed creation of a revised access point and provision of two off-street parking spaces will not give rise to severe highway safety concerns.

The parking orientation and additional 1 metre frontage to the parking area has been applied to the design based on the Highway review and recommendations provided as part of the previous approved application.

The proposal will secure the delivery of a new dwelling that would contribute to the supply of housing within the District and in turn help the Local Authority to meet its housing delivery.

There is under provision of bungalow dwellings in the area and the proposal will also derive environmental benefits in terms of delivering a new dwelling in a sustainable location, along with creating a positive enhancement to the area that is unsightly and unused.

This proposal is considered to constitute a sustainable form of development that is acceptable in planning terms having regard to the following conclusions:

- The site lies within the built-up area of Leek;
- Significant housing growth up to 2026;
- Is of sustainable development;
- The site lies within easy walking distance of local services
- The proposed development will fit well to its surroundings and improve the current appearance of the site;
- The proposed development will not appear intrusive on approach to the site along Belle Vue;