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PLANNING AND DESIGN & ACCESS STATEMENT



PROPOSAL : **PROPOSED SINGLE STOREY FRONT / SIDE EXTENSION FOLLOWING DEMOLITION OF EXISTING CONSERVATORY**

ADDRESS : **ROCK COTTAGE NURSING HOME, BREACH ROAD, BROWN EDGE, STAFFORDSHIRE, ST6 8TR**

APPLICANT : **MR GREENE**

DATE : **SEPTEMBER 2017** **JOB No. : 2017-2221**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr Greene to prepare and submit a full planning application to Staffordshire Moorlands District Council for the erection of an extension to the front/ side elevation following the demolition of the existing conservatory at Rock Cottage Nursing Home, Breach Road, Brown Edge.

2.0 USE

The application proposes a single storey extension to the existing nursing home.

3.0 AMOUNT

The footprint of the proposal is 83.83m^2, with a maximum height of 3.15m. The existing conservatory has a footprint of 19m^2 with a maximum height of 2.8m.

4.0 LAYOUT

The layout will be on the site of the existing conservatory, but with the proposal extending slightly further forward into the garden that allows the proposal to connect to the existing building that has an increased projection to the north.

5.0 SCALE

The proposal will comprise of single storey extension in form and appearance.

6.0 LANDSCAPING

No landscaping is proposed as part of this proposal.

7.0 APPEARANCE

The extension seeks to complement the form and appearance of the existing property and consequently it is considered that the extension will visually complement the existing building and its surroundings. Whilst the extension replaces an existing conservatory, it nevertheless represents an improvement in terms of its design.

8.0 ACCESS

The site already has an established access onto Breach Lane that will remain unaltered and utilised as part of this proposal.

9.0 PLANNING POLICY

As you will be aware Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Core Strategy Development Plan Document (March 2014). The following is considered relevant:

<u>Core Strategy</u>,

SS1 – Development Principles

SS1a – Presumption in Favour of Sustainable Development
SS6c - Other Rural Areas Area Strategy
SD1 – Sustainable Use of Resources
DC1 – Design Considerations
DC3 - Landscape and Settlement Setting
R2 - Rural Housing

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

National Planning Policy Framework places a strong emphasis on promoting economic growth and sets out policies for the control of development. The Development Plan represents the starting point for the determination of this application, which in this instance is the Core Strategy. The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

1. Building a strong, competitive economy
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting Green Belt land

Within the NPPF it is also worth noting the following relevant paragraphs:

- Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (para 2).
- Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas, (para 10)
- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, (para 11).
- At the heart of the NPPF is a presumption in favour of sustainable development. LPA's should approve proposals which accord with the development plan without delay (para 14).
- The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system (para 19)
- The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (para 56)
- Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness (para 60)
- In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area (para 63)

- The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities (para 69)
- As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances' (para 87)
- When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations (para 88)
- A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. One of the exceptions listed to this is: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building (para 89).

10.0 SUMMARY

The application site is located within the North Staffordshire Green Belt and comprises an established nursing home and its associated curtilage. The site lies to the south of Breach Road, Brown Edge and is bordered to the south east and west by open fields. To the north of the site is the access and neighbouring residential properties.

The National Planning Policy Framework definition of sustainable development is:

> *"Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment"*

The NPPF determines that sustainable development includes three dimensions:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **Environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

- **Economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- **Social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;

Whilst the proposed single storey rear extension is larger in terms of footprint and height than the existing conservatory that is to be demolished, but it is still proportionate to the main building. The extension will be sited on an area of existing patio and will be located so that it integrates with the host building in an almost seamless fashion. On this basis, it is considered that the proposal should be considered as one of the exceptions listed in point 3 of paragraph 89 of the NPPF. Should the Council disagree with this conclusion and consider the development to represent inappropriate development in the Green belt, there are definitely 'very special circumstances' surrounding the proposal.

The proposal is seeking to provide an enhanced facility for existing residents, as currently the existing conservatory is not large enough to provide a suitably comfortable space for elderly residents, many of which have disabilities. It has been identified by the owner that a larger extension on the location of the existing conservatory would greatly benefit and increase the quality of life for existing residents. This is because the current conservatory is not big enough for the current demand and that the patio is not being utilised as originally anticipated as majority of residents either prefer not to or can't venture outside due to either their age, mobility or their medical conditions. Another problem with the conservatory is the fact that it is either very hot in summer or too cold in winter, so does not provide an acceptable form of year-round accommodation.

The proposed extension will provide much needed internal space for existing residents that will have an abundance of natural light, where residents will have sufficient space to undertake various day to day activities. This space will also link two existing areas of the nursing home and thus making this area of the nursing home function more efficiently. The proposal is discretely located on the building and will not have a harmful impact on its character and appearance.

The site is located within the Green Belt where under the Core Strategy Policy and the NPPF there is a presumption against inappropriate development unless there are 'very special circumstances'. The extension of existing buildings can be appropriate provided that the additions are not disproportionate over the original, which is the case in this instance. However, if the Council are concerned that the extension represents a disproportionate addition and therefore represents inappropriate development there is sufficient grounds for the proposal to be supported under 'very special circumstances' due to the significant benefits that would arise from the proposal relating to the improvement in the facility and the consequent improvement to the quality of life of residents.

11.0 CONCLUSION

The Government has a strong commitment to growth and provides a strong presumption in favour of development and is committed to increasing levels of growth. Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

The proposed development is considered to constitute a sustainable form of development as it complies with the three elements of sustainability (social, economic and environmental) as advocated by the NPPF. Furthermore, the proposal is in accordance with the provisions of the policies listed above in the Staffordshire Moorlands Core Strategy. It is with due respect that the Local Planning Authority is politely requested to support this planning application to allow the erection of a single storey rear extension and grant planning permission accordingly.