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Design and access statement

PLANNING APPLICATION FOR PROPOSED DETACHED 4 BEDROOM DWELLING WITH A DOUBLE GARAGE ON 340 CHEADLE ROAD, CHEDDLETON, STOKE ON TRENT, ST13 7BW

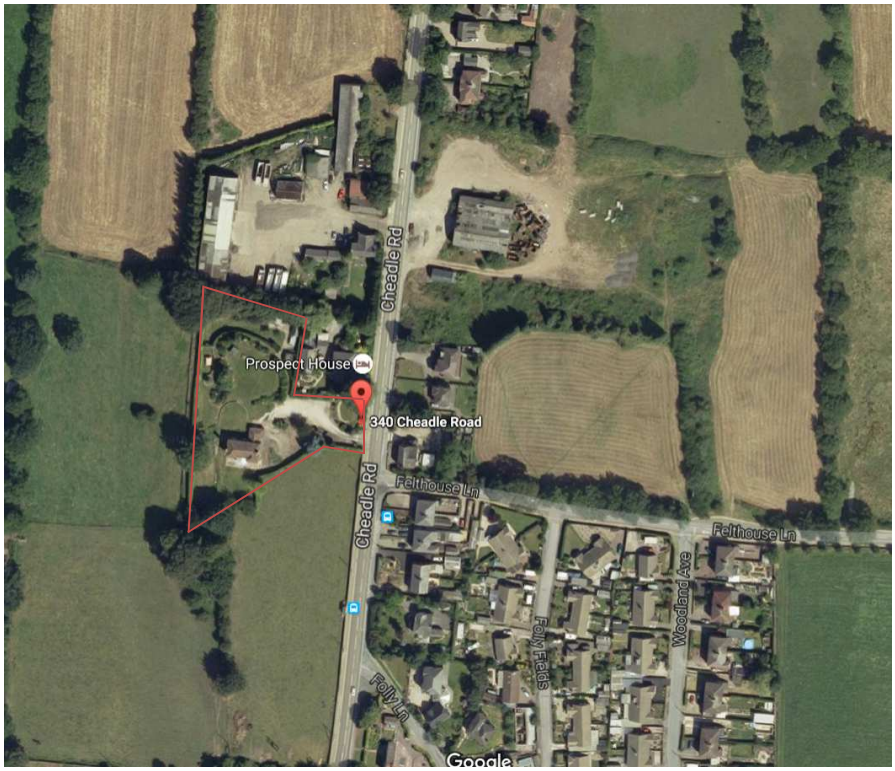

Photo courtesy of google earth

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Design and Access Statement

Planning application for a detached 4 bedroom dwelling on 340 Cheadle road, Cheddleton, Stoke on Trent, ST13 7BW

Introduction/Context

This statement is produced to support an application to build a 4 bedroom detached house within the garden curtilage of Outlands, 340 Cheadle road.

This is the second application of a similar nature submitted on the site. The first application submitted in November 2016 was withdrawn following consultation with the planning officers. The planning officer highlighted a planning application on a neighbouring which was live at the time, and due for consideration at the planning committee meeting. The neighbouring site in question was the former Staffordshire Farmers site, generally known as Pointons yard, which can been seen quite clearly on the google earth map on the front cover to the north of the application site.

The essence of the problem we had with our application was that the site is within Green belt and had all the restrictions of Green belt in respect of new build under National Planning Policy Framework. Whilst the Pointons yard had been in operation, together with the houses neighbouring the application site to include 340 Cheadle road, our proposed development would be considered to be 'infill' in the Green Belt and could be considered favourably. However we understand that a section 106 agreement imposed on the Staffordshire Farmers site required the land to be returned to Green belt in the event they no longer needed the site for the operation of their business. The current application being considered on the Pointons yard site was for a number of houses to be built on the site, which went against the section 106 agreement.

We were advised to withdraw our application on the basis that until the details for the Pointon's site had been decided and the section 106 agreement had been discharged, our application would be a new build in the Green Belt, and would be refused. Once the Brownfield site status of Pointons yard had been agreed our application would be considered more favourably as infill within the Green Belt.

The application for housing on the former Staffordshire Farmers site (Pointon's Yard) has now been approved subject to conditions which we understand are in the process of being discharged. Therefore the principle for approval for this application should have been established.

We understand that a Housing Needs Assessment for the Pointons site is still outstanding, before the permission for housing is granted there. However we believe this to be a formality and should be taken into consideration whilst deciding this application, rather than add any further delay awaiting a conclusion.

The house will be built to a traditional style to match the existing house types in the surrounding area. These consist of red/brown brick with bay windows as a key feature. The site for the dwelling is screened by trees and cannot be seen from the main road.

The existing garden at 340 Cheadle road is roughly 'T' shape on plan, having a relatively narrow entrance from the highway (approx. 21.6m), but widens out as the existing dwelling is approached to almost 90m wide at the rear (western side) of the garden.

Proposal

The application is for a two storey four-bedroom house, built in a similar style to those in the surrounding area. It will be built with red/brown brick featuring a traditional brick arch over the entrance to the dwelling providing a sheltered porch with bay windows serving the lounge, snug and both bedroom windows on the front of the property. Roof lights will be fitted to project natural light onto the landing upstairs in the property, with roof lights on the rear of the property to provide natural light into the loft space. In addition to this there will be two glazed gables at the rear of the property projecting light into both bedrooms which lead out onto a balcony. On the ground floor a pyramid roof light will be fitted to brighten the kitchen alongside the bifold doors to provide as much natural light as possible.

A double garage will also be built to match the style of the house and surrounding properties in red/brown brick providing additional parking for cars.

Use/Amount

The existing site / garden curtilage belonging to 340, Outlands is approximately 4273m². The curtilage belonging to Outlands following the split to form the adjacent dwelling shall be approximately 2387m². The remaining 1886m² shall be allocated to the garden and amenity space for the new dwelling.

The proposed development is designed to suit the existing site and building constraints, oriented to be adjacent to the Outlands, fronting onto Cheadle road providing one detached house. The site will include parking for 4 cars.

The southern boundary/kerb line of the existing driveway and entrance serving Outlands shall be retained, the driveway shall be edged at approximately 4m wide,

A new entrance apron shall be formed off Cheadle road adjacent to the existing entrance to provide separate access to the new dwelling with a driveway to the parking and turning area, also a new garage block built on the site of redundant green house and garden shed.

Layout

The proposed layout is of a family detached dwelling, with two ensuite bedrooms to the rear, each having access to a balcony overlooking the valley to the rear. The proposed dwelling is to be double fronted with a bay window each side of the arch covered entrance doorway.

A pair of bi-folding doors are positioned on the South west corner of the kitchen / dining room to benefit the afternoon and evening sun.

Scale

The scale of the proposed dwelling is larger than a detached 4 bedroom property generally found on a housing estate, however the plot is larger and generally affords a degree of privacy that suits a larger dwelling. It is considered the scale of the proposed dwelling is proportionate to the garden curtilage.

Appearance

The building and surrounding landscape are to be aesthetically attractive, the trees and hedges generally bordering the proposed garage shall be retained. The proposed dwelling shall be constructed using traditional materials and built to a high quality.

The front of the property is designed in a traditional form, whilst the rear of the dwelling will enjoy extensive views across the valley and will not directly overlook another property, therefore the rear of the dwelling is designed to provide large glazed windows and balconies to maximise the vista, and the installation of a lantern light shall bring natural light into the kitchen and dining area.

Landscaping

The land around the proposed dwelling will remain as existing with grass and boundary hedges. most of the existing trees will remain with exception of decorative Leyandii hedging in the middle of the garden which shall be removed and replaced (or re-planted if practical) with a new hedge to provide separation between the dwellings.

There are two large Leylandii trees on the road side which shall be removed to provide access to the new dwelling. The kerbside access shall be a cobble finish similar to the existing driveway for a distance of 6m back from the back of pavement. The proposed access has been identified by the tree survey carried out by Hamps Valley Limited as encroaching upon the root protection zone for the large mature Beech in the neighbouring garden. The ground level in this area is a sunken garden below the road level, this will be built up in accordance with Hamps Valley recommendations with breather pipes, and protective layers of Geoweb or Cellweb to protect the ground against compaction.

The retained trees shall be provided with root protection measures as instructed by Hamps Valley to prevent damage to the trees and the roots during the construction phase.

Access

Access to the site is from Cheadle road, a new dropped kerb access approx. 10.5m wide shall be formed to give a swept entrance apron to the driveway, approx. 4m wide. The access to and from the highway appears to be acceptable and offers reasonable visibility in both directions. The roadside planting shall be trimmed and the drystone wall reduced to a maximum of 900mm above the height of the highway to provide a visibility splay of 160m is both directions for vehicles exiting the site.

Principle of Development

The adopted plan policies of the Core Strategy Document seek to place the majority of the District's future housing in its town and major villages. The sustainable development plan policies encourage development in sustainable locations and on previously developed land. Policy H1 requires new housing to satisfy local housing needs, to comply with the areas strategy and to be of a density that accords with the character of the area it sits within.

Saved policy H4 of the Local Plan states that new housing development will be expected to locate within settlement boundaries where it can be serviced and where it is in sympathy with the area. The proposed dwelling is located close to the village boundary, but between existing properties. It is not considered the proposed development will have an adverse impact on the character and appearance of the area, residential amenity or highway safety.

The proposed development is to be of a high quality and will add value to the local area and has been designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and overall appearance.