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PLANNING AND DESIGN & ACCESS STATEMENT



PROPOSAL : ERECTION OF REAR CONSERVATORY

ADDRESS : WALL HILL CARE HOME, BROAD STREET, LEEK, ST13 5QA

APPLICANT : WALL HILL CARE HOME

DATE : NOVEMBER 2017 **JOB No.** : 2017-2274

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Wall Hill Care Home to prepare and submit a full planning application to Staffordshire Moorlands District Council for the erection of a conservatory on the rear elevation at Wall Hill Care Home, Broad Street, Leek.

2.0 USE

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

3.0 AMOUNT

The footprint of the proposal is 51.23m^2, with a maximum height of 3.15m.

4.0 LAYOUT

The proposal will be located on the south-east facing rear elecvation

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.

8.0 ACCESS

The site already has an established access onto Broad Street that will remain unaltered.

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
SS5a – Leek Area Strategy
SD1 – Sustainable Use of Resources
DC1 – Design Considerations

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

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)

10.0 SUMMARY

The application site is located within the Leek Development Boundary and outside of the Conservation Area. The property comprises an established nursing home and its associated

curtilage. The site lies to the south of Broad Street and is bordered to the south east and west by 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;

The proposal is seeking to provide an enhanced facility for existing residents, as currently the existing property does not have such an area for its elderly residents, many of which have disabilities. It has been identified by the owner that a conservatory style extension on the rear elevation would greatly benefit and increase the quality of life for existing residents. This is because it will allow residents to experience an area of natural light as the outside area is not being fully utilised as majority of residents either prefer not to or can't venture outside due to either their age, mobility or their medical conditions.

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. The proposal is discretely located on the building and will not have a harmful impact on its character and appearance.

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 conservatory extension and grant planning permission accordingly.