SAMMONS Architectural LIMITED

Chartered Institute of Architectural Technologists

10 Cawdry Buildings
Fountain Street
Leek, Staffordshire, ST13 6JP
Tel / fax 01538 386002
e-mail info@sammonsltd.co.uk

PLANNING / HERITAGE AND DESIGN & ACCESS STATEMENT



PROPOSAL : **ERECTION OF SINGLE STOREY DWELLING**

ADDRESS : **HEATH HOUSE FARM COTTAGE, OSTLERS LANE, CHEDDLETON, STAFFS, ST13 7DQ**

APPLICANT : **MR J CARR**

DATE : **NOVEMBER 2017** **JOB No. : 2016-2197**

Registered in England No 3775545 V.A.T. Reg. No. 646 9246 05

CONTENTS:

1.0 INTRODUCTION

2.0 USE

3.0 AMOUNT

4.0 LAYOUT

5.0 SCALE

6.0 LANDSCAPING

7.0 APPEARANCE

8.0 ACCESS

9.0 PLANNING POLICY

10.0 HERITAGE STATEMENT

11.0 SUMMARY

12.0 CONCLUSION

1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr J Carr to prepare and submit a full planning application to Staffordshire Moorlands District Council for the erection of a single storey detached dwelling. The proposed new dwelling is on the site of games room that was approved under SMD/2010/1050. Whilst this building was not fully constructed it was implemented through the construction of the sub-structure up to floor level. As this has been implemented and works could commence at anytime, this is considered to represent a material consideration. The proposal also involves the demolition of a brick shed that will in turn improve the appearance of the site.

2.0 USE

The application proposes a new residential dwelling

3.0 AMOUNT

The area of the site measures approximately 0.10ha in area. The volume of the approved games room and shed amounts to 330m^3, where the volume of the proposal amounts to 324m^3. The footprint of the games room and shed equates to 103m^2, where the footprint of the proposal amounts to 89m^2. The maximum height of the proposed dwelling is 5m, which is the maximum height of the games room.

4.0 LAYOUT

The layout will utilise the existing area of the approved games room and the proposed dwelling will use the existing sub structure that is in situ.

5.0 SCALE

The proposal will comprise a single storey dwelling

6.0 LANDSCAPING

The existing garden will form the landscaping for this proposal, which is shown on the submitted plans.

7.0 APPEARANCE

The appearance of the proposal will be as a traditional single storey dwelling with Moorlands vernacular. The proposal will not differ greatly from the approved games room or the recently approved dwelling under SMD/2017/0308.

8.0 ACCESS

The site already has an established access onto Ostler Lane that will be improved 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:

Core Strategy,

SS1 – Development Principles
SS1a – Presumption in Favour of Sustainable Development
SS4 - Managing the Release of Housing Land
SS6c - Other Rural Areas Area Strategy
SD1 – Sustainable Use of Resources
H1 – New Housing Development
DC1 – Design Considerations
DC2 – The Historic Environment
DC3 - Landscape and Settlement Setting
R2 - Rural Housing
T1 - Development and Sustainable Transport

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
9. Protecting Green Belt land
12.Conserving and enhancing the historic environment

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)
- Local Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements, with an additional buffer of 5% to ensure choice and competition in the market for land (para 47).
- The NPPF goes on to state that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (para 49).
- A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. One of the exceptions listed to this is: limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development (para 89).
- In determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (para 131)
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para 134)

10.0 HERITAGE STATEMENT

Heath House Farm Cottage is Grade II Listed and lies within an historic group comprising the cottage, the former farmhouse and other farm buildings. The application site includes the shed that is considered to form a curtilage building and therefore afforded protection under Listed Building legislation. Given the nature of the proposal, it is considered that the appropriate assessment area should consist of the application site, the shed that is to be demolished and its closest neighbouring buildings.

The application site and neighbouring buildings are located on the east side of Ostlers Lane. Heath House Farm is a large 3 storey dwelling constructed mainly of brick with white painted gables and white painted stone window surrounds. Heath House Farm Cottage, is 2 storeys and constructed of coursed stone with a plain tiled gabled roof. Earlier attached farm buildings have been incorporated into the residential accommodation.

The shed that is to be demolished is listed by virtue of it being a curtilage building. However, the shed building has no historic or architectural merits. It is a brick building with profiled sheet lean to roof. Nearby buildings consist of Heath House Farm (described above) and various modern farm buildings. There are further farm buildings on the opposite side of Ostlers Lane. Heath House Farm

Cottage is the main dwelling on the site and Heath House Farm are the nearest two residential properties to the application building, although approval has been granted for the erection of a single storey dwelling following the demolition of the profiled sheet store. Beyond these, the other nearest dwelling is at the corner of Ostlers Lane and Brund Lane (about 110m to the south).

The application site has permission for an outbuilding that has been implemented within the domestic curtilage of Heath House Farm Cottage. The existing shed building has no architectural or historic interest and as the application does propose to demolish this building and include its volume with the approved and implemented games room and replace with a traditional single storey dwelling. The proposal is considered to improve the relationship with the heritage asset, not resulting in any harmful impacts.

11.0 SUMMARY

The application site is located within the North Staffordshire Green Belt and comprises a cluster of buildings and their associated curtilage that are generally curtilage listed due to Heath House Farm. The site lies to the east of Ostlers Lane, Cheddleton, and is located in the open countryside. The eastern boundary of the site is bordered by a private access road to Heath House to the east and Ostlers Lane itself to the west.

The introduction of the NPPF and the requirement for all Local Planning Authorities to demonstrate a 5-year housing supply is a material consideration on this application. The latest figures for housing in Staffordshire Moorlands in the Delivery Schedule 31st March 2016. The current figures show that there is currently a supply of 1276 units, which gives a shortfall in the 5-year housing supply of 3407 units. This equates to the Council only having a housing supply of 1.87 years. It is therefore clear that the Local Authority is unable to demonstrate a 5-year deliverable supply of housing, and as a consequence paragraph 49 of the NPPF states that the relevant policies for the supply of housing should not be considered up-to-date.

The application site benefits from an implemented planning approval for a games room, where the sub-structure has been constructed up to floor level. This forms a material consideration and should be treated as though the building is in situ as work could re-commence through to completion. The proposed dwelling is no taller in height than the approved games room. The footprint of the proposal will represent a 14m^2 reduction on the approved games room and the shed, whilst there will also be a reduction in volume of 6m^3, but nevertheless represents a reduction. The reduction will mean that the proposal will result in benefits to the Green Belt in terms of area occupied and as such the development is considered to have no greater impact on the openness of the Green Belt than the existing development. The proposal is therefore fully consistent with the provisions of paragraph 89 of the NPPF.

The submitted proposal will result in an enhancement to the openness of the Green Belt by reducing the overall footprint and volume of built development on the site. Should the Council consider that the proposal does not strictly accord with the provisions of paragraph 89 of the NPPF, it is put forward that there are ‘very special circumstances’ through the demolition of the being included in the calculation of the approved and implemented games room. The dwelling will form a significant improvement in terms of this part of the site, thus improving the relationship with the Listed Building. Furthermore, whilst the proposal is for one dwelling it would nevertheless contribute to the Council’s

5 year housing supply. On this basis, the proposal represents a form of development that does not create any harm to the Green Belt or the Listed Building.

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. It also states in the NPPF that where proposals accord with the development plan they should be approved without delay, and where policies are out-of-date permission should only be refused where there is significant and demonstrable harm to outweigh the benefits of the development.

The proposed development is therefore considered to constitute a sustainable form of development when considered against the provisions of the National Planning Policy Framework as a whole, 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 construction of 1no. single storey dwelling and grant planning permission accordingly.