Our ref: 00699

28th February 2018

Staffordshire Moorlands District Council
District Council House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Sir/Madam

00699 – LAND AT 69 HIGH STREET, KINGSLEY, STAFFORDSHIRE

On behalf of our clients, Mr. & Mrs. Jones, I am writing to you to set out the planning context to the above application, which seeks outline consent for the erection of a detached dwelling.

Policy SS6a of the Core Strategy relates to the 'Larger Villages Area Strategy' and identifies Kingsley as a larger village. The policy states that these settlements shall retain and enhance their role as rural service centres, providing for the bulk of the local housing needs of the rural areas and also for limited employment needs of a scale and type appropriate to each settlement having regard to local needs (including those of its local market), infrastructure capacity and character. The policy goes on to state that the Council will meet local housing needs by increasing the range of available and affordable house types, especially for first time buyers and families. The application site lies within the defined settlement boundary of Kingsley, and thus constitutes an appropriate location for new housing in the context of policy SS6a. The principle of development is therefore considered to be acceptable.

The application is submitted in outline and seeks approval of matters of access only. Matters of scale, external appearance, layout and landscaping are reserved for subsequent approval. The indicative layout plan accompanying the application nevertheless demonstrates that a dwelling can be satisfactorily accommodated on the site in a manner which respects the character of the area, which is predominated by dwellings aligned in a linear pattern, fronting towards High Street. The existing amenity space serving no.69 at the rear of the site is to be subdivided to create an area of private amenity space for future occupiers, and this will be of a size which exceeds the minimum recommended standard of 65 sq.m. There will furthermore be no breach of the Local Authority's informal amenity standards.

Vehicular access to the site is to be taken direct off High Street and will encompass a central vehicular access serving the new dwelling and no.69. This access will lead down to a parking area which will accommodate two spaces per dwelling. Associated manouvering space will also be provided, thereby enabling future occupants to exit the site in a forward gear. There is reasonable visibility on egress from the site onto High Street, which at this point is a 30mph road. The proposed access arrangements are considered to constitute a betterment to highway safety in this locality, given that the existing dwelling has an access which necessitates reversing out onto the highway.

HCA
RIBA

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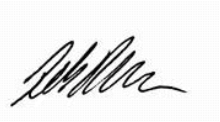
By contrast, the proposed development will enable the existing dwelling (and the proposed) to exit the site in a forward gear, and thus will derive a beneficial enhancement to highway safety. Such matters are considered to lend significant weight in favour of the proposed development.

I also draw attention to the Local Authority's continued inability to demonstrate a five-year deliverable supply of housing, as required by the National Planning Policy Framework. The consequence of this is to engage the tilted balance in favour of approval as set out in paragraph 14 of the Framework. In such circumstances planning permission should only be refused if adverse impacts would arise to significantly and demonstrably outweigh the benefits of the development.

The benefits of the development include the delivery of new housing to help address the Local Authority's chronic shortfall in housing, the economic benefits associated with the expenditure of a new household and its associated support for local services, the betterment to highway safety as discussed above, and the environmental benefits of providing a new dwelling in a sustainable location. There are furthermore not considered to be any adverse impacts that would arise to significantly and demonstrably outweigh these benefits. As a consequence, it is submitted that planning permission should be granted in accordance with the presumption in favour of sustainable development.

I would request that these comments be taken into consideration when the application is determined.

Yours Sincerely
Hewitt&Carr Architects



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