STATEMENT

PROPOSED REPLACEMENT COTTAGE

GUTTERS COTTAGE ELIASES LANE BIDDULPH MOOR

Based on the CABE Design and Access Publication 12 June 2006.

The statement covers the following aspects of the continuing design process, from initial concept to final design.

The statement is an assessment of the physical nature of the site and its surroundings, its social and economic affect on its immediate surroundings, how the proposal follows current planning policy and an evaluation of the design solution.

ASSESSMENT

The site is located close to Biddulph Moor and within the green belt and has a detached cottage, currently not occupied, with significant outbuildings, the cottage and outbuildings are indicated on the existing drawings.

The existing floor areas are as follows.

Single storey outbuildings	47 sq., m
Single storey store	06 sq. m
Ground floor cottage	57 sq. m
First floor cottage	24 sq. m

Existing footprint on site 110.00 sq. m.

There have been three previous applications for a replacement dwelling on this site as follows.

SMD/2005/0105	Approved 29/07/2005
SMD/2010/0710	Approved 17/09/2010
SMD/2017/0644	Refused 08/12/2017

REPLACEMENT COTTAGE ELIASES LANE

SMD/2017/0644 was refused for the following 3 reasons.

1. Materially larger than the original dwelling.
2. Bulk and design.
3. Proximity to trees.

SMD/2010/0710 and SMD/2005/0105 had the same design approved and this resubmission has taken the general bulk of the new design from this previously approved scheme and has located the new proposal generally within the confines of the currently built pattern of the site.

Advantage of the falls to the site have allowed the provision of a basement section, but this is mainly built into the existing sloping section.

The new built footprint of the dwelling is 82 sq. m.

It is proposed to also construct a shelter from poles sitting on a stone base wall and profiled roof deck, this would be open on all sides and create a similar appearance to a pole barn.

The existing access to the site is retained and improved.

Locating the building closer to the currently built footprint removes concerns on impact of trees, the reduced bulk is now in line with SMD Policy to allow replacement dwellings within the green belt providing they are built within the current confines and are sympathetic to the rural nature of surrounding properties and utilize traditional design detailing.

There are concerns that the existing cottage is located very close to a steep incline down to the existing brook course.

This application proposes to set the hew house away from this incline and that the section of incline closest to the new house be stabilised with gabbions and landscaped with ground cover, thus ensuring the longevity of the new replacement dwelling.

The materials for the proposal are local natural stone, natural stone lintels and cills, plain clay roof tiles, simple cut up gables and stone kneelers, steep roof pitch and stone chimneys.

USE

The proposals are for residential use.

AMOUNT

The application is for residential development for the replacement of an existing dwelling with1 new dwelling.

LAYOUT

Parking and vehicle movements and requirements are directly associated with the proposals and the existing access to the highway.

LANDSCAPING

To be determined by condition.

ACCESS

Access details to the proposals have already been discussed.

HABITAT CONCERNS

A habitat report is included in this submission

THERE ARE NO TREES AFFECTED BY THE APPLICATION.

SITE CONTAMINATION

It is not considered relevant to this site as it is a green field site.

HIGHWAYS

The existing access to the dwelling is retained and improved.

FLOOD ASSESMENT

From the EA flood maps, the site is not impacted by flooding.

POLICY

SMD Policy for development within the green belt has provision for replacement dwellings providing the proposals are not materially larger than the original dwelling.

SMD/2010/0710 and SMD/2005/0105 both were approved, and the new proposal is based on this approved scheme and set in the same location.

ENERGY CONSIDERATIONS

Government Policy is changing in relation to Energy Requirements for the future and the applicant is receptive to these needs. Consideration is being given to the use of ground heat pumps and solar heat tubes to preheat under floor heating to all sections of the proposals, and by providing insulation more than the current requirements. There will also be grey water storage situated under the parking bays enabling reuse of this natural resource and provide watering facilities for the gardens. The applicant has indicated that they would accept a condition on any approval for these proposals. This will be in line with emerging regulations from Central Government.

SITE STORM WATER DRAINAGE

To ensure that, for the disposal of surface water drainage, the development is undertaken in a sustainable manner and to minimise flood risk elsewhere because of the development it is

proposed to employ the following measures to reduce the amount of surface water that is discharged into the existing storm water drainage system.

Surface water soak ways (Designed in accordance with BRE Digest 365). These will be constructed to the required BRE standards and will be subject to percolation tests in accordance with BRE Digest 365 to assess the suitability of the ground for soak ways before investigating direct connection to the main sewer.

Permeable paving on any new driveway/ paved area. Both the construction of the drives to the dwellings and the new private access road will be porous construction. Rainwater harvesting system and grey water recycling systems will be installed to each of the proposed dwellings.

Water butts may be employed if the house owners require them for garden watering; the use of Green Roofs is not applicable to this development.

SITE FOUL DRAINAGE

This will be connected to the existing foul drainage system.

DEP/2018/GUTTERS COTTAGE.