PLANNING STATEMENT INCLUDING DESIGN & ACCESS ISSUES

- **Date Issued: May 2018**

SITE ADDRESS:

- **Land adjacent to Smithy Farm, Hilltop Close, Brown Edge, ST6 8SZ**

APPLICANT:

- **Mr. G. Cooper**

PROPOSAL

- **Reserved matters application for the erection a single dwelling and garage.**

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1 INTRODUCTION

1.1 This statement is submitted in support of a reserved matters application for the erection of a single dwelling and garage on land adjacent to Smithy Farm, Hilltop Close, Brown Edge.

1.2 Outline permission for the erection of a single dwelling and garage on the site was granted (ref: SMD/2017/0658) on 27 November 2017. All matters were reserved and therefore details of the access, layout, appearance, landscaping and scale of the proposed development need to be approved. Hence, this application which contains details of all these matters and seeks approval for them. The outline approval was subject to a prior condition (Condition No. 5) which required before any work began the following details to be submitted and approved before any work began:

- Provision of adequate parking, turning and servicing within the site curtilage;
- Means of surface water drainage;
- Surfacing materials;
- Delineation of highway boundary;

These details are included within this application.

1.3 Condition No. 7 on the outline permission requires that the proposed garage shall have minimum internal dimensions of 3m x 6m.

2 APPLICATION SITE AND ITS SETTING

2.1 The application site comprises of a 290 square metres rectangular plot which lies to the south western side of Smithy Farm, Hilltop Close, Brown Edge. The site historically formed part of the domestic curtilage to the adjacent farm but when this building was rebuilt it was excluded although there is no formal subdivision. The land currently appears as open and vacant scrub land with no boundary to the public highway at the front or the agricultural field to the rear.

Planning history

2.2 The following list provides a brief overview of the history of the site:

SMD/2002/0799 Replacement dwelling and garage. Approved.
SMD/2001/1232 Replacement dwelling (revised submission) Approved.
SMD/2001/0195 Replacement dwelling. Refused.
SMD/1999/0057 Replacement dwelling. Approved.
SMD/1988/0589 Site for Residential Development. Approved
SMD/1987/0780 Site for 4 Dwellinghouses. Refused.
SMD/1978/0461 Site for dwellinghouse. Refused.

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3. THE PROPOSED DEVELOPMENT

3.1 The application is for the approval of reserved matters for a single dwelling. The principle of residential development has already been agreed with the approval of the outline application (SMD/2017/0658).

3.2 The proposed house would be two storeys in height and built of stone with a roof of Staffordshire Blue plain clay tiles. It would contain four bedrooms, a lounge, kitchen, an upstairs bathroom, a downstairs toilet and utility room, and an integral garage.

Design and Access information:

Appearance:

3.3 Please see the submitted drawing; No. 1547-01, *Plans and Elevations.* At the front of the house there would a single main gable over the Lounge and Bedroom 4, a smaller gablet over the hall and garage and Bedroom 3, and a single-storey projecting roof over the entrance to the hall and garage. At the rear of the proposed house there would be two doors – one to the utility room and French doors leading into the kitchen and, windows looking out over the rear garden from the kitchen, bathroom and Bedrooms 2 and 3.

3.4 The building would be constructed of natural stone and Staffordshire blue tiles to harmonise with and match the stone on Smithy Farm to the east. It is acknowledged that the houses to the west on Hill Top Close are built of brick with more modern tiled roofs but it contended that the mixture of natural stone and a modern design will provide a good transition between the modern houses on the Close and the traditional design and materials of Smithy Farm.

Scale:

3.5 In the outline application there is an indicative block plan which shows the proposed two storey dwelling, which would sit in line with Smithy Farm to the east and the semi-detached properties to the west. The present proposal is larger than the outline footprint (including the garage) of about 65 square metres; with a footprint of 88 square metres and external dimensions of 9.54 metres wide by 9.33 metres deep. The internal garage dimensions are 3.0 metres by 6.0 metres as required by Condition No. 7 on the outline permission.

Layout:

3.6 The footprint of the building is larger than that shown in the outline. However, as can be seen on the submitted "Plans and Elevations" drawing the building now contains an integral garage and is square in shape and has a bigger footprint.

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However, there would be 900mm gap between the house and the site boundaries on the east and a 1metre gap to the western boundary and 1.8 metres to the western elevation of Smithy Farm.

3.7 The front of the proposed house projects slightly forward of Smithy Farm but is behind the front of the adjoining modern house; as such it provides a transition between the two other buildings.

Landscaping

3.8 None proposed.

Access & Parking:

3.9 Condition No. 5 on the outline required the submission and of highway, parking and drainage matters before commencement of development (see paragraph 1.2 on page 1). The required details are contained in this application. The submitted Proposed Plans and Elevations drawing shows the connection to the existing sewer, the proposed surface water drainage (blue dot = soakaway), the proposed paving materials, and the edge of the highway.

3.10 The condition required details of the parking, turning and servicing within the site curtilage. Turning and servicing within the site is not possible and was not shown on the outline indicative drawing. Since the approval I have corresponded by email with David Plant at Highways at the County Council (see Appendix) and he has indicated that turning within the site is not required.

4. PLANNING POLICY

4.1 The Development Plan for the Moorlands is the Core Strategy (2014).

4.2 The most relevant policies of the adopted Core Strategy are considered to be SS1 (Development Principles); SS1a (Presumption in Favour of Sustainable Development); SS6c (Rural Areas Strategy); H1 (New Housing); R2 (Rural Housing); DC1 (Design Considerations).

4.3 The National Planning Policy Framework (NPPF) published in March 2012 is also a material consideration and as such carries particular weight where development is not addressed by planning policies in the existing Development Plan.

4.4 For the sake of brevity both local and national policies are not quoted in full but they are referred to where appropriate in the following section.

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5. THE CASE FOR THE PROPOSED DEVELOPMENT

5.1 The key issues are the proposed design and layout; residential amenity; access; and impact on the adjoining buildings and the character of the local area.

Proposed design and layout and access

5.2 Policy DC1 sets out design criteria relating to new development to reinforce local distinctiveness and positively contribute to the area. These provisions are reinforced by paragraphs 56 and 58 of the NPPF.

5.3 Appearance (design), scale, layout, landscaping and access are described in Paragraphs 3.3 to 3.9 above. It is contended that the proposed development is a good quality and that the design and scale of the building and layout of the site accord with Core Strategy Policy DC1. The issue of access is addressed in Paragraphs 3.8 & 3.9 above.

Amenities of neighbouring land uses and properties

5.4 National planning policy dictates that at the heart of its core principles planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. The proposed development would have no adverse effect on amenity. The bathroom window in the western elevation could be conditioned to have obscure glass.

Impact on the character and appearance of the area

5.5 The specific design and conservation policies of the CS seek to promote local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets along with the District's landscape and the setting of settlements. The proposed development would result in a positive enhancement of the character and appearance of the site and the wider surrounding area.

6. CONCLUSION

6.1 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 proposal is a good quality design and layout and is in accord with both local and national

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planning policies.

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APPENDIX

EMAIL CORRESPONDENCE WITH DAVID PLANT, STAFFORDSHIRE COUNTY COUNCIL

Plant, David (E,I&S) david.plant@staffordshire.gov.uk

RE: SMD/2017/0658 - Outline application for the erection of a single dwelling and garage. Land Adjacent to Smithy Farm, HILL TOP CLOSE, BROWN EDGE, STAFFORDSHIRE,

You forwarded this message on 11/04/2018 16:27

Ken,

If a turning area could be provided, that would be beneficial. However, as Hill Top Close is the unclassified D1427 a turning area is not a fundamental requirement. Adequate parking area with vehicles reversing in or out will be acceptable.

Regards,

Dave

D. R. Plant
Project Engineer (Staffordshire Moorlands and Peak Park)
Staffordshire County Council,
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Tipping Street,
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From: Ken Wainman [mailto:ken@sgaplanners.co.uk]
Sent: 11 April 2018 10:50
To: Plant, David (E,I&S)
Subject: SMD/2017/0658 - Outline application for the erection of a single dwelling and garage. Land Adjacent To Smithy Farm, HILL TOP CLOSE, BROWN EDGE, STAFFORDSHIRE,

David,
This outline application was granted planning permission in November last year. I am currently preparing an application for the Reserved Matters approval. Condition No. 5 on the Decision Notice requires. Amongst other things, that details of the "*Provision of adequate parking, turning and servicing within the site curtilage"* are submitted and approved before any development commences. The problem is that there is not space within the site for vehicles to

turn; only space for vehicles to either drive in and reverse out or vice versa. All the other houses on Hill Top Close have similar access.

Please can you confirm that you would be happy with access where cars drive in and reverse out or reverse in and reverse out?

Kind Regards,

Ken Wainman
Planning Consultant

Planning Applications, Planning Appeals, Development Assessments and Enforcement Matters.

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