PLANNING STATEMENT IN SUPPORT OF AN OUTLINE PLANNING APPLICATION FOR THE ERECTION OF THREE SINGLE STOREY TWO BEDROOMED DWELLING HOUSES AT **COMMON END** MAIN ROAD HOLLINGTON STAFFORDSHIRE ST10 4HS

MAY 2018

PLANNING PORTAL REF: PP- 06976089

The application is a repeat following refusal of outline consent for the same site and by the same applicant under Planning Appeal ref: APP/B3438/W/17/3167894 which arose from SMD/2016/0355. The date of the decision was 16 May 2017

The primary reason for refusing the earlier outline application and subsequent appeal was related to the distance of the site from the larger settlement of Upper Tean and in consequence, the perceived need for lengthy car journeys to places of employment, schools and shops and other services.

The reasoning being that over reliance on cars leads to environmental harm because of greenhouse gas emissions from fuel derived from fossil fuels whilst undertaking needlessly prolonged journeys.

This concern is addressed in this current application by designing the proposed dwellings so that they are suited to persons who are elderly and so very much less likely to be required to undertake frequent journeys to and from their homes.

The houses are accordingly proposed as single storey with just two bedrooms.

Furthermore: it is proposed that the occupancy of the dwellings is limited to persons who are aged 55 and over, or their dependents.

With this occupancy condition, journeys related to places of work and the normal family school run, will be curtailed to the point where they are inconsequential.

It is understood that local supermarkets now make a coordinated regular delivery to Hollington and with good broadband connectivity being present, this home delivery service is readily available to future occupants.

Additionally , it is understood that a local doorstep milk delivery company has undertaken the delivery of other foodstuff commodities.

There is also “The Raddle “public house within easy walking distance. Apart from offering a venue for social interaction the pub has a range of convenience foods and general grocery items.

The carbon footprint of the dwellings can be further reduced by installing electric car charging points to each dwelling. However, because at the present time only some 25% of electricity is nationally derived from renewable sources, it is also proposed to install to each dwelling a photovoltaic panel

system with battery storage so that the majority of electricity used within the dwelling by the occupants is derived from a non fossil fuel source.

With the above measures in place and indeed subject to a conditioned consent, it is contended that the objection to development on the grounds of unsustainability because of location, is overcome.

The dwellings are shown indicatively on the site plan which accompanies this application.

The intension is to position the dwellings so that they form an informal grouping. This to avoid the inappropriate suburban appearance of many such developments in a countyside setting. The houses are though positioned so that they have a roof expanse suitable for the PV panels to southern (rear) roof slopes. Roofs are to be covered with locally traditional plain clay tiles, for which a minimum roof pitch of 35 deg. is required and so thus well suited for a PV installation

Access to the site is by the formation of a single access in the same position as previously shown.

Robert Ford (agent)

Parkside Leek ST13 8JT 01538398290 07969686886 roblford@btopenworld.com