SMYTHEMAN
ARCHITECTURAL

SB-SA-XX-XX-RP-A-0001 Planning Statement

Variation of Condition 9 (under Section 73) to substitute approved plans with the new and amended plans at:

Lynwood, Renwick Lane, Winnothdale, Cheadle, Staffordshire, ST10 1TX

PP-06961254

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Introduction

This Planning Statement has been prepared by Smytheman Architectural in support of an application to make a variation to Condition 9 of the planning approval notice to Staffordshire Moorlands District Council, commissioned on behalf of Mr & Mrs Slaney.

This document intends to demonstrate that the applicant has carefully considered the site, the building and the wider context when formulating the proposals.

This document should be read in conjunction with the following drawings:

- BS-SA-XX-XX-DR-A-0101 Location Plan & Site Block Plans
- BS-SA-XX-XX-DR-A-0201 Existing Plans
- BS-SA-XX-XX-DR-A-0202 Proposed Plans

Location

National Grid Reference: **SK 02228 40647**

The application site is designated greenbelt, however, previously a detached dwelling and number of 'curtilage structure' outbuildings existed.

Planning consent was granted for a new replacement dwelling in 2016 currently in construction. (SMD/2016/0145: Proposed demolition of existing dwelling and erection of a replacement dwelling.) This is represented in Figure 1.

The site is over two levels, with the 2016 dwelling and 'Nissen hut' type building located on the upper level, and the land falls away to the south within the residential curtilage. The site boundaries typically comprise mature vegetation.

Vehicular access comes from Renwick Lane. Residential developments exist around the site in every orientation and this could be considered a 'ribbon of development'.

The site area (defined by the Red Boundary) is **1850m²**.

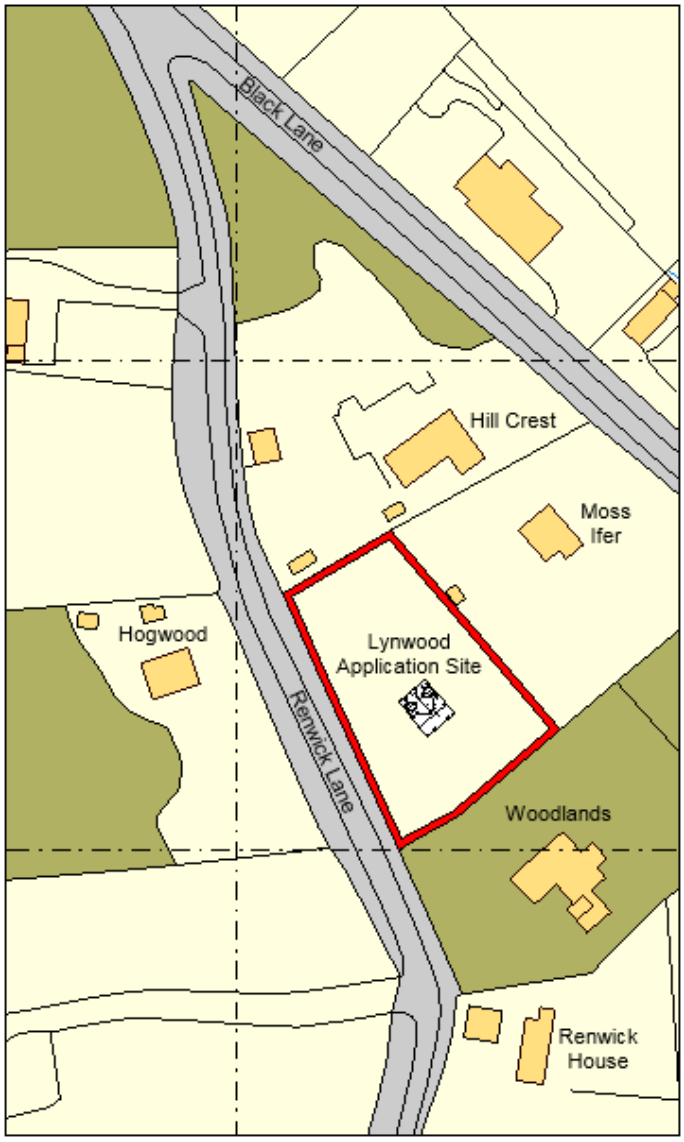

Figure 1: Location Plan by Smytheman Architectural

Proposals

Previous Consent

The former dwelling (now demolished); comprised a two-bedroom, single storey blockwork and timber building that stood at circa 4.1m height with a tiled roof. A small 'Nissen shed' was also adjacent. Collectively, the buildings had a footprint of 141m^2 and a total volume of 395m^3.

The applicants; Mr & Mrs Slaney have received consent for a modest two storey dwelling in lieu of the previous dwelling house. The approved structure is positive with contemporary architecture, modest site footprint and higher quality material palette.



Figure 2: Previous site structure principal elevation (prior to demolition) and consented principal elevation. Drawings from Planning Portal.

This approved structure has a footprint of 57.5m^2 with a total volume of 335m^3. It is constructed from red facing brickwork with a traditional style new plain tiled roof to match the character and appearance of the Staffordshire area. The dwelling has a maximum height of 6.75 metres.

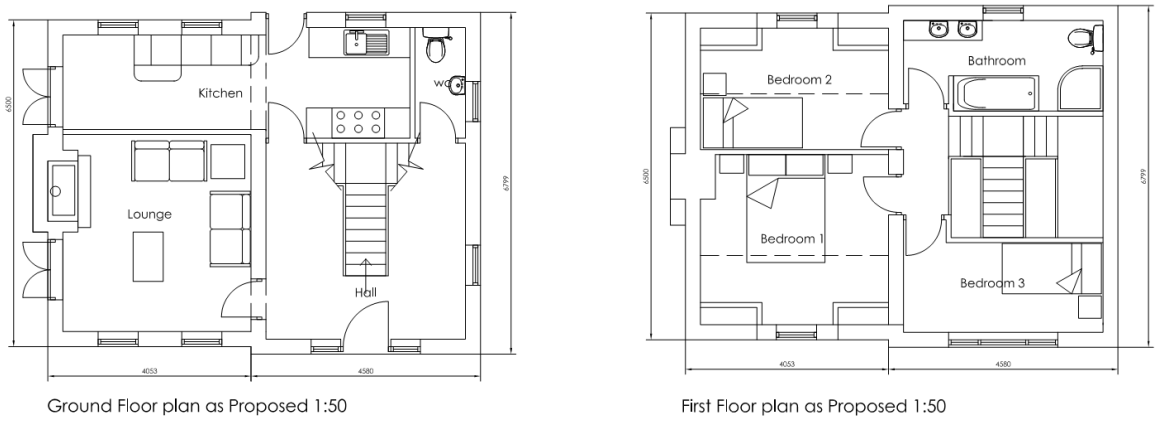

Figure 3: Approved floor plans. Drawings from Planning Portal. Consent was received on 11/08/2016 under reference SMD/2016/0145 and the conditions were subsequently approved on 21/04/2017 under reference DOC/2017/0029.

Variation to Condition 9- Increased

The applicants growing family has increased the need for additional floor area. Mr & Mrs Slaney have lived in the Staffordshire Moorlands area for 22 years and Mr Slaney is an employee of JCB (Uttoxeter) whilst Mrs Slaney works at the Croxden Quarry (Freehay), therefore, the proposals aid the demand for housing for local Staffordshire Moorlands inhabitants.

The variation shall provide the following additional accommodation:

- Provide a 10m^2 kitchen and 9m^2 dining room.
- Provide a new third bedroom which will become the Master suite.
- The varied proposals shall mirror the style, setting out, and architecture of the consented dwelling so will not look out of place.
- The sustainability of the development has been considered by providing a deep roof overhang to provide solar shading to the south elevation.

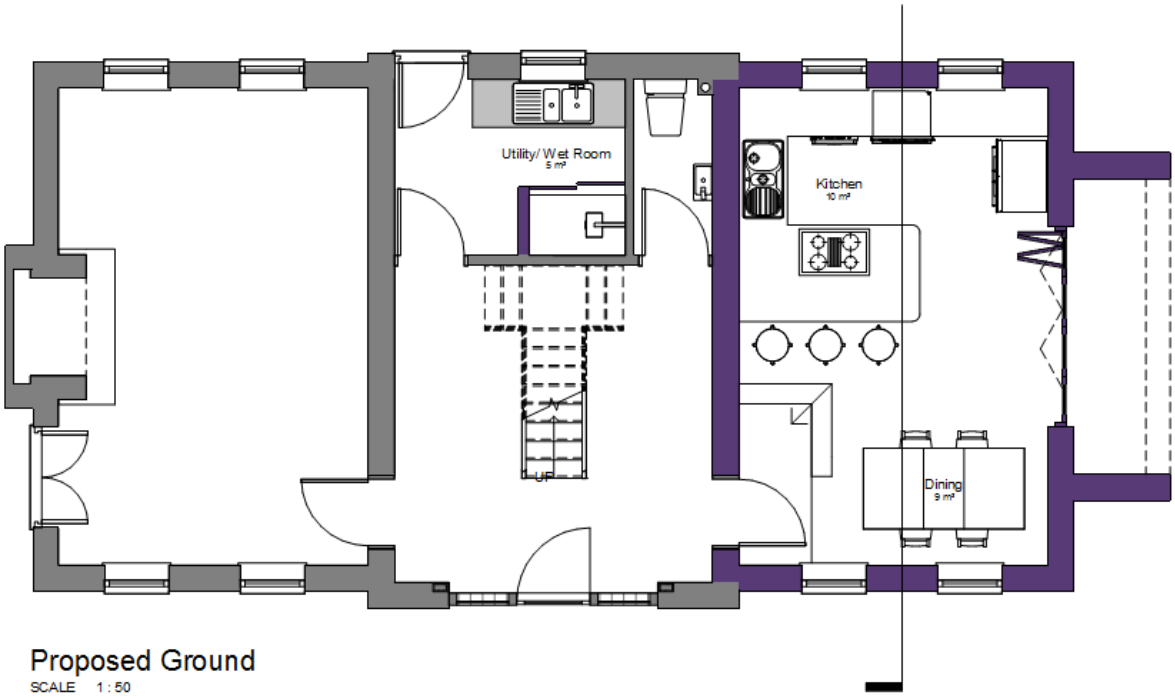

Figure 4: The additions are indicated by the purple filled areas on plan. On the ground floor an additional 22.75m^2 nett floor area is created.

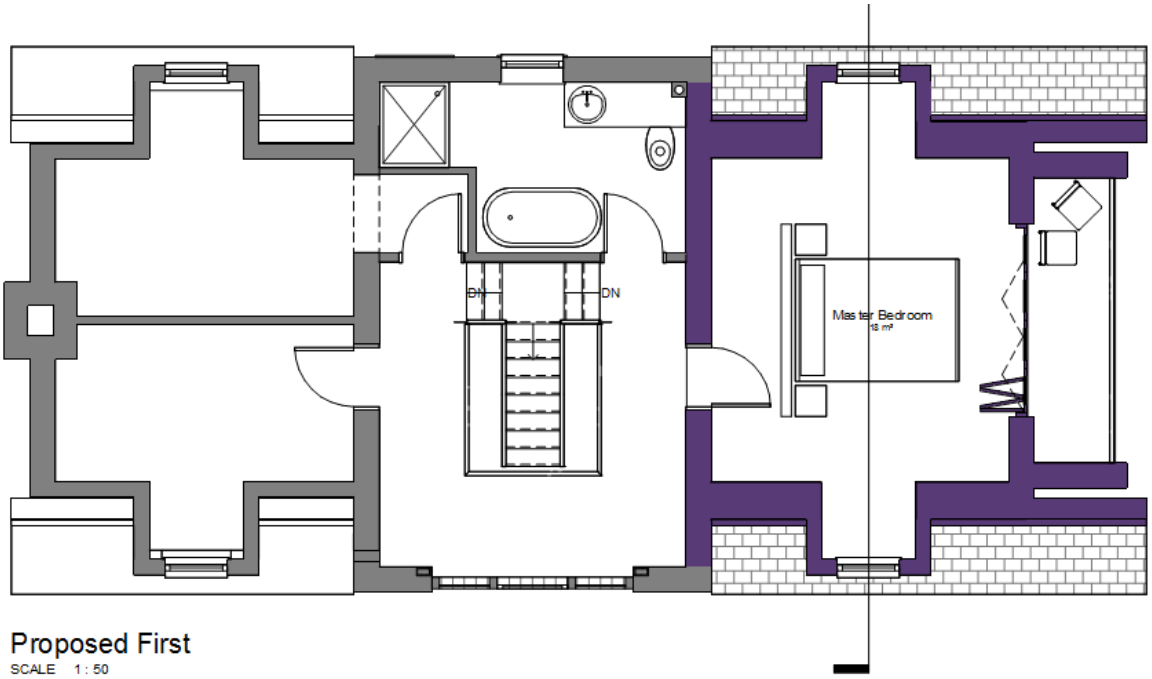

Figure 5: The additions are indicated by the purple filled areas on plan. On the first floor an additional 18m^2 nett floor area is created.

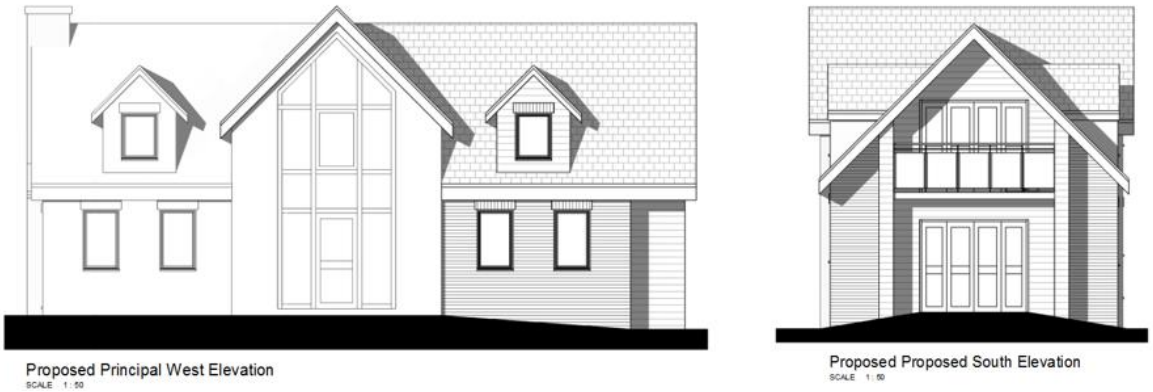

Figure 6: in elevation they replicate the existing style, scale and mass and do not exceed the existing ridge height.

In comparison to the volume of the previous collection of site structures (395m^3) the new proposals only result in a 20.5% increase in volume and this would be in accordance with local green belt policy guidance.

Relevant planning policies

The Planning and Compulsory Purchase Act 2004 (the 2004 Act) requires that planning applications to be determined in accordance with the development plan unless material circumstances indicate otherwise.

Staffordshire Moorlands District Council are currently working on 'The Local Plan 2016-2031', the Council intends to publish the Preferred Options Local Plan for public consultation during the Summer 2017.

Currently the Core Strategy 'Key Documents' set out the Council's town planning policies for guiding development and protecting the environment in Staffordshire Moorlands for the purposes of the 2004 Act. Additionally, Supplementary Planning Guidance (SPG) notes have been used during the design development stages of the proposals, however, in some instances this guidance is contrary to current national policy and philosophies.

National planning policy guidance in the form of the National Planning Policy Framework (NPPF) underpin the general strategy for new development with which all development plans must be in broad conformity.

The proposals have been assessed against these policies in the following sections:

Local Plan

The Staffordshire Moorlands Core Strategy defines the strategy at the heart of the new plan making. This strategy sets out the overarching spatial planning framework for the long term regeneration. Relevant policies include:

Policy SO4, this specifies that the Local Authority (LA) will look favourably on housing development that is affordable, desirable, well-designed and meets the needs of residents of the Moorlands.

Response:
Although the proposals are for an increase in size to a single house, the development allows the building owners, who have been Staffordshire Moorlands residents for 22 years (and work in the local area (Uttoxeter / Freehay) to develop a family home fit for their future needs.

Policy SO9, this requires positive development to conserve and improve the character and distinctiveness of the countryside and its landscape, heritage, biodiversity and geological resources.

Response:
Whilst the proposed development is within designated greenbelt, it is within a ribbon of development to every orientation. Therefore, through sensitive design in terms of scale, height and volume increase, the overall impact on the 'openness of the greenbelt' is very small if at all perceptible in a local area context.

Core Strategy policy is DC1 - Design Considerations. Design is of course, a subjective matter, however, the following extracts have been selected as relevant to the aims of a good proposal:

- Be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;

  The materials for the applicants' proposals have been carefully chosen to ensure that they fit in with the character of the area. For instance, the roofing tiles will be 'Staffordshire Blue' tiles to complement the local style. They represent an improvement on the previous site structure which had existed for 40 years.

- Be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance;

  The proposals result in a minor increase in the scale of site that has been developed for circa 40 years. This is not disproportionate to the area density and does not affect the openness of the surrounding area of Staffordshire greenbelt.

  It should be noted that in recent years numerous new dwellings have been constructed with much larger footprints than the proposals, for instance, on Black Lane adjacent to Renwick Lane a new modern detached dwelling has been constructed at the Treetops site, this has a footprint mass of 155m^2 on the ground floor and spans over three levels using modern zinc materials alongside masonry. This was approved in 2016. (Planning reference: SMD/2015/0677)

- Protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping;

  The proposals do not overlook any residential properties. The nearest neighbouring structures are 34m away to the east and 27m to the south, this is demonstrated on the proposed block plan. Natural landscaping creates further privacy between sites although this has no permanence per se, much of it is evergreen and remains present all year. Even so, within the proposals landscaping is not affected in any way other than the slight grading of levels in the immediate site vicinity.

National Planning Policy Framework (March 2012)

The National Planning Policy Framework (NPPF) key message is that the "presumption in favour of sustainable development" is considered to be "the golden thread running through both plan-making and decision making" which should be applied by local planning authorities when assessing and determining planning applications.

The relevant sections of the NPPF would be:

Section 7: Requiring good design
Section 9: Protecting Green belt land

Section 7

Policy 56 of the NPPF relates to 'requiring good design', policy states: *'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning'.*

Policy 58 states design should: *'respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.'* It also asks that designs are visually attractive as result of good architecture.

Response: The proposals aspire to be of a high quality of design in response to policy 56 and 58. They will match the style of the recently consented dwelling which is considered high quality.

Section 9

The site is within a 'ribbon of development' in the greenbelt. Relevant NPPF policies are as follows:

Policy 79 states *'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'*

Response: The proposed additions to the new dwelling is small in footprint, with no increase in height. In terms of volume a 20.5% increase on previous site structures is modest.

Policy 89 states that the extension or alteration of a building is acceptable *'provided that it does not result in disproportionate additions over and above the size of the original building'.*

Response: Generally, 30% additions are considered acceptable in local level guidance. The NPPF does not provide a reference. The proposals are slightly greater than this target figure, however, the additions are not disproportionate.

Design & Access

Use
The extant planning consent is for a two storey dwelling house. (C3 use class)

Amount
The extant planning consent is for a single dwelling footprint, this will be increased by 22.5m^2 nett area as part of the variation to the floor plans. The building will remain as a single mass.

Layout
Smytheman Architectural have enhanced the balance of the principal elevation compared to the previously consented footprint by mirroring the left hand side of the property. It should be noted that ever-green site boundaries mean that much of the dwelling is not visible from Renwick Lane.

Scale & Massing
The approved new dwelling has a total volume of 335m^3, and the proposals shall have a scale and mass that matches the existing dwelling.

Previous site structures had a volume of 395m^3 and the new proposals look to increase this to 476m^3. This represents an overall increase of 20.5% increase in volume in a greenbelt location, as previously mentioned the varied elevation cannot be seen from the southern approach on the street.

Appearance and Materials
The proposals shall be constructed using masonry in the same appearance to the consented building. The proposed Roofing tiles will be newly sourced ‘Staffordshire Blue’ style plain clay tiles in similar appearance to the consented dwelling. This is a visual improvement over the previous site structures.

Landscaping
There are no proposed landscaping alterations.

Access and Car Parking
The proposals will not result in any alteration to the total number of parking spaces required and the site will remain as a single-family dwelling, albeit with additional floor space. The proposals will not result in an increase in visitors to and from the site.

The access into the building shall feature a level threshold complying with Approved Document Part M access requirements. A gated access drive already exists for vehicular access from Renwick Lane.

Conclusion

In summary the varied proposal is as follows:

- A high quality of design and material palette in keeping with the local surroundings. The proposals are much greater quality than the previous site structures.

- The proposal ‘meets the needs of residents of the Staffordshire Moorlands’ area as policy promotes. The proposals are modest within the wider area and will not affect the openness of the wider greenbelt with a 20.5% increase in volume.

- The overall openness of the greenbelt is not harmed by the slight increase in size of a single dwelling in a residential ‘ribbon of development’.

- The amenity of surrounding dwellings will not be compromised, and no overlooking or loss of light will occur.

- Access to and from the site from the highway is safe and established.

For these reasons rehearsed above it is requested that the application is approved. The proposals are in accordance with the presumption in favour of sustainable development set out in the National Planning Policy Framework as the proposals have been shown to generally accord with best practice guidance.