M1230 – Proposed New Dwelling on land Adjacent to Brooksedge, Tean Road, Cheadle, ST10 1LS

DESIGN & ACCESS STATEMENT

May 2018

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SITE APPRAISAL

1.0 Assessment

1.1 Physical Context

The site for the proposed new dwelling sits at the bottom of a private road off Tean Road Cheadle. The site is the final vacant plot for an original proposal of 8 dwellings in the mid 1990's of which only three were built.

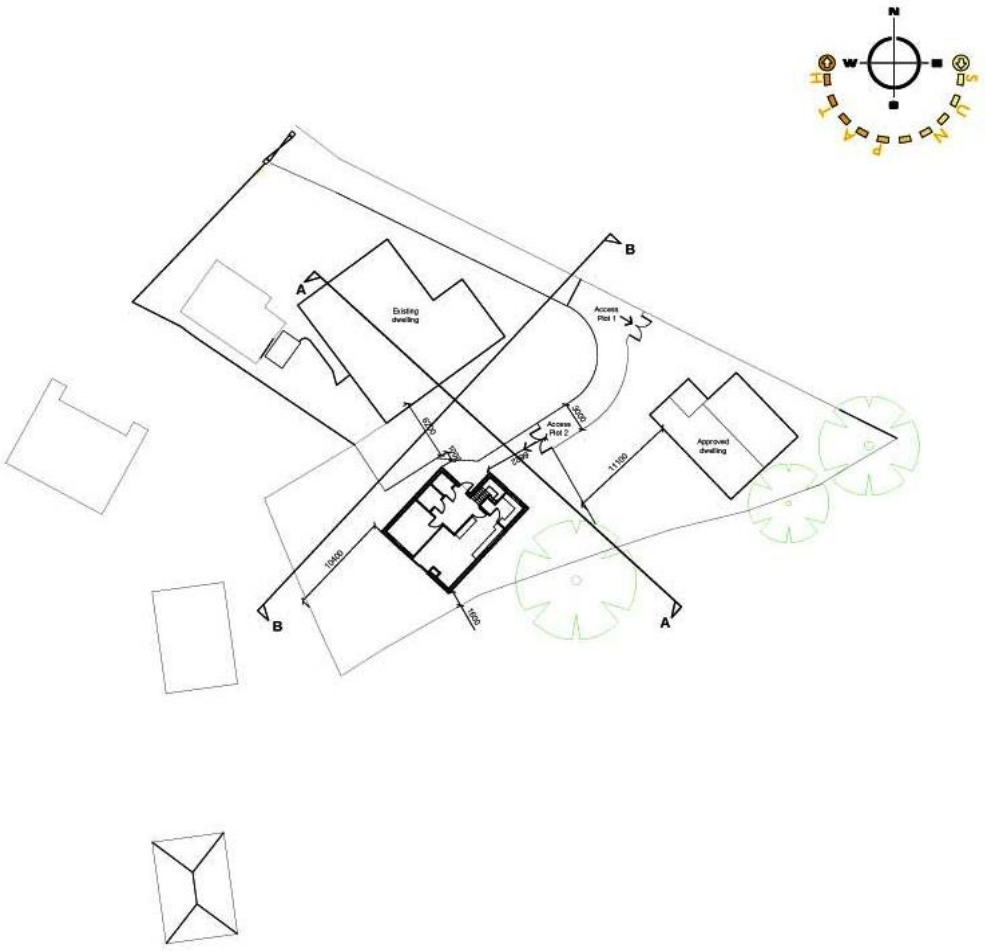
The plot is adjacent to the bungalow 'Brooksedge' which obtained planning permission and was built in 1996, and sits to the western boundary of the site. The eastern boundary of the site faces open fields, the northern boundary a track and rear gardens, and the southern boundary faces rear gardens.

The site slopes down slightly from west to east, and is open with no trees shrubs or vegetation on it.

The site is approximately 650 sqm's (eighth of an acre).



Aerial View of the Site from Google Earth



Site Plan

1.2 Planning Policy Context

There was a planning approval to the north east of the application site SMD/2016/0008 (within the same ownership), which has subsequently been built and implemented.

The application site was subject to a planning application for a new dwelling in 2016 ref: SMD/2016/0529. During the application Staffordshire moorlands DC planning department requested the orientation of the dwelling be slightly rotated so as the angle of the rear elevation meant the windows in that elevation would not look directly at the property to the rear of the site. Staffordshire Moorlands DC planning confirmed they were happy with this design amendment.

1.3 As part of the consultation process The Coal Authority confirmed the site was in a higher risk area , and requested that a report be provided to address this. The applicant struggled to get the information for the report, and in the end it was suggested by SMDC, that the application be withdrawn, whilst this issue was being resolved. The application was duly withdrawn.

The applicant has subsequently obtained a 'Minor development Risk Report' addressing the concerns of the Coal authority and the application resubmitted.

1.4 Site layout.

The above mentioned approval, after providing sufficient amenity space around the dwelling to comply with space around buildings standards, still left a large area of site (approx 650sq m's) to the south west, and this is the site for this application.
The site is bounded to the south by open fields, and to the west by mature domestic gardens. To its north is the existing bungalow Brooksedge, and to the east the site of a dwelling planning approval SMD/2016/0008.

2.0 Design

2.1 Use

The use is for a new single dwelling.



Proposed Floor Plans

2.2 Layout

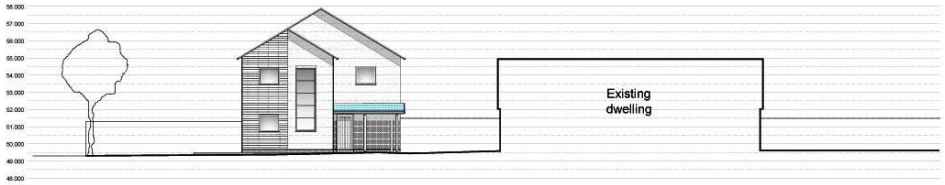
The layout of the dwelling on the site is sited close to its southern boundary, but clear of an existing tree on that boundary. This gives good view across open fields to the south, and good amenity space (garden) to its southwest

The site layout also ensures that the amenity space of the existing bungalow Brooksedge is not compromised and it to complies with space around buildings standards.

2.3 Scale

The floor level of the proposal is lower than the existing Brooksedge bungalow and at the same level as the recently approved dwelling SMD/2016/008.This ensures it is low lying on the site, ensuring it fits in with the scale of Brooksedge and other surrounding dwellings, and not compromising their outlooks.

Proposed Site Sections



A-A

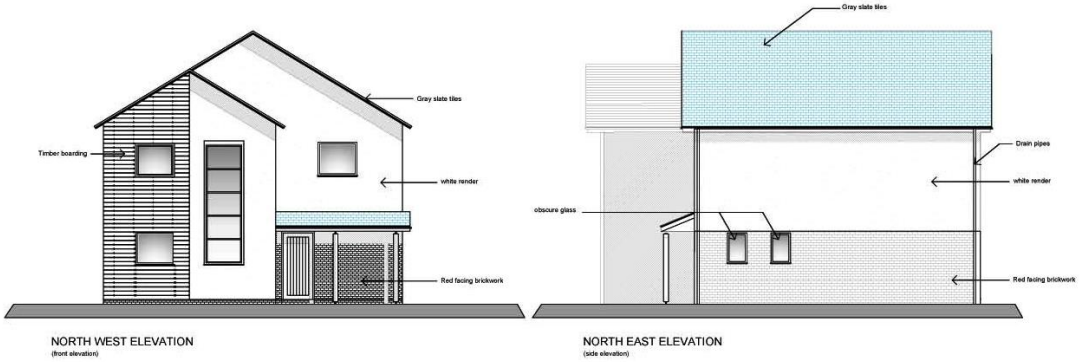


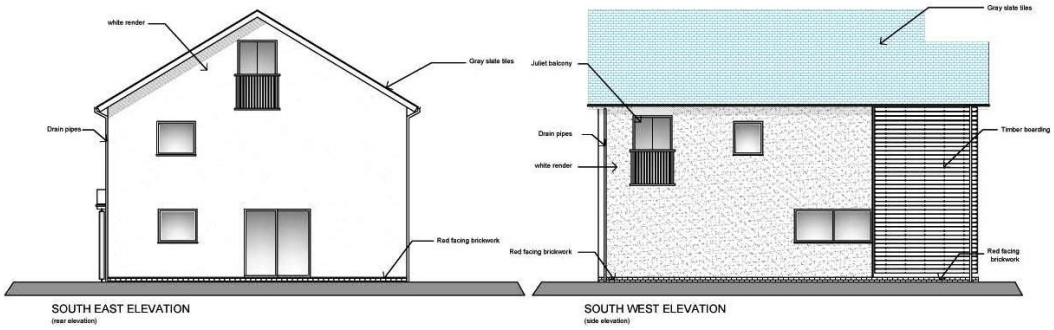
B-B

2.4 Appearance

The proposed dwelling has a shallow pitched roof with large overhanging eaves. This coupled with the mixture of rendered finish and brickwork gives it a modern feel whilst retaining a vernacular appearance.
The main entrance is defined by a covered walkway and large vertical windows ensuring plenty of light enters the stairwell and landing.
The main garden (southerly Westerly elevation) elevation has large windows to the living and kitchen areas taking advantage of the views down its large garden.
At first floor level on the corner of the southern and eastern elevations the floor plate steps in under the roof providing a covered balcony giving views to open fields to the east and southerly views down its garden.

Proposed Elevations





3.0 Access

3.1

The main site entrance has a generous flat vehicular access making turning a car easy and getting in and out in front of the house.

All entrances to the dwelling have level threshold access. Circulation space within the dwelling is generous with all door openings being a clear 900mm.



View of existing property from the main entrance

4.0 Conclusion

4.1 The 23rd March 2016 planning approval ref ; SMD/2016/0008 has established the application site as a residential use. This application demonstrates this new dwelling will not compromise the position of the existing Brooksedge bungalow, or indeed approval SMD/2016/008. Nor does the application affect any of the existing trees on the south eastern boundary.