DESIGN & ACCESS STATEMENT

FOR

OROPOSED DEMOLITION OF STORE BUILDING AND REPLACING WITH A HOLIDAY LET UNIT

AT

SPRING FARM, WINNOTHDALE, TEAN, STOKE-ON-TRENT. ST10 4HB

JUNE 2018

Site Address:
Spring Farm,
Winnothdale,
Tean,
Stoke-on-Trent,
Staffs. ST10 4HB

Applicant:
Mr. J. Shenton

Proposal:
Demolition of existing Store Building and Replacing with a Holiday Let Unit.

Statement Prepared by:
Malcolm Sales,
Quantity Surveyors, Designers & Building Cost Consultants,
Churchill Suite,
Lulworth House,
51, High Street,
Cheadle,
Stoke-on-Trent,
Staffs. ST10 1AR

1 Introduction

1.1 Malcolm Sales, Quantity Surveyors, Designers & Building Cost Consultants, has been instructed by Mr. J. Shenton to seek Planning Permission for the Demolition of existing Store Building and Replacing with a Holiday Let Unit.

1.2 The building proposed for demolition is a redundant unit constructed of concrete blockwork with a coloured sheeted sloping roof.

1.3 The application proposes to demolish this building and replace it with a holiday let encompassing an open plan Kitchen/Living Room and Shower Room on the Ground Floor with a Bedroom on the First Floor partially in the roof space. There is ample room adjacent to the building for the parking and turning of vehicles, and a small patio area is to be provided to the South.

1.4 The Client is fully aware that it is likely that a condition will be imposed to prevent the unit being occupied as an independent dwelling.

2 Site Location

2.1 The application site is a redundant building sitting within a substantial curtilage. The building is located to the south east of the main dwelling in an open courtyard. The building to be demolished is built in concrete blockwork with a sheeted roof and is out of keeping with all the other buildings on the site. The proposal will be built of facing brickwork and blue black plain roofing tiles to match the other buildings in the location. The site, as a whole, lies within the rural area.

3 Planning Policy

3.1 Section 38(6) of the Planning& Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan, taking into consideration any material considerations relevant to the determination of the application. The Development Plan for this area. The Development Plan for the area comprises the Staffordshire Moorlands Core Strategy (2014) of which the following policies are considered to be relevant:

3.2 Policy SS1a of the Core Strategy. This states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Policy Framework.

3.3 Policy SS5c of the Core Strategy. This states that development should be supported that supports rural diversification and sustainability of rural areas, promotes sustainable tourism or enhances the countryside.

3.4 Policy R1 of the Core Strategy. This relates to Rural Diversification for development outside the development boundaries of towns and villages and states that these will be assessed according to the extent to which it enhances the character and appearance of the countryside, and promotes sustainable diversification of the rural economy, facilitates economic activity and meets the rural community need.

3.5 Policy E3 of the Core Strategy. This relates to Tourism and Cultural Development, stating that development will be assessed according to the extent to which it supports the local economy.

3.6 Policy DC1 of the Core Strategy. This relates to Design Considerations stating that any new development should be to a high quality and add value to the local area.

4 Other Considerations

4.1 National Planning Policy Framework. This places a strong emphasis on promoting sustainable development in respect of supporting sustainable rural tourism.

4.2 It is proposed that the use of the building be controlled by the standard holiday let conditions imposed by the Council

5 Conclusion

5.1 In accordance with Paragraph 186 of the NPPF states that local planning authorities should approach decision taking in an appositive way to foster the delivery of sustainable development.

5.2 It is considered that the proposed replacement of the redundant building by a holiday let unit constitutes an appropriate form of development that is sustainable

5.3 We therefore request that the Local Authority grants Planning Permission for this development.