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Planning Support Document – Design & Access
-13/12/17-
Land Adjoining 149 Park Lane Knypersley, Stoke on Trent, ST8 7PN

Introduction

Land adjoining 149 Park Lane Knypersley was granted outline planning permission application ref SMD/2015/0741 for a "detached dwelling", and is currently still a valid approval.

The principles for development have been established as follows as detailed in the officers report for the above stated application reference;

"The LPA has identified that the application site is inappropriate development within the Green Belt which attracts substantial weight against allowing the development. The LPA has identified that only a limited, but acceptable harm would be caused to the openness of the Green Belt, given the surrounding context.

The existence of a very recent appeal decision for a similar development in close proximity to the site weighs significantly in favour of the proposed development. The Green Belt Review Study, which shows the application site excluded from the Green Belt, although not formally adopted, also highlights the limited contribution that the application site offers to the Green Belt and as such, in this instance, also weighs significantly in favour of the development (coupled with the Inspectors decision and context).

It is therefore considered that there are very special circumstances which weigh in favour of the proposed development which would clearly outweigh the harm, by reason of inappropriateness."

The plot has now been purchased by Innovo-UK Ltd who intend to move forward as soon as possible with the construction of a pair of detached dwellings.

On reviewing the layout of the approved site, Innovo-uk feel that given that an additional oak tree has since been removed under a separate planning application, this now frees the front of the site and allows the potential for two new detached dwellings. These could be better sited and proportioned on

the plot than the previous approval. We also feel that they would sit better in the street scene and in a central location to the properties to the East and West.

Discussions at the planning surgery have taken place with Lisa Howard in relation to the design, scale, appearance, siting and access in relation to the permission granted, and also the scheme presented.
The main topics discussed were;

1. The plot size and layout was compared to those around it and the proposal for two dwellings was representative of the plot sizes of the adjoining properties and those in the vicinity
2. Options were presented of differing house styling. SMDC preferred the option that has a mix of render, timber and a reclaimed brick chimney. Additionally the relationship of this design was not seen to be overbearing and related well to the neighbours, and given the frontage of mature trees was not seen to impact on the street scene.
3. Park Lane is a street of varying individual or pairs of properties and there is no typical design. To the West of the plot are a pair of individual designed properties.
4. The access presented immediately to the highway is as per the current planning permission and so no issues were identified.
5. The on-site turning and parking was deemed acceptable for the scale of development. This is subject to a `no lay` principle for the areas under the trees and is to be confirmed by Tree Heritage in their updated tree survey which accompanies this application.
6. A discussion regarding the light and outlook of the side window of the above neighbouring property was discussed in some detail. Options were discussed to provide the 6m requirement introducing a flat roof element to that portion of the design, but given the height of the window from the floor this allows the 6m rule to be taken into the context of the design, and as such the roofline sloping away from the window allowing the 25 degree light angle was the preferred design.

On this basis, Innovo–uk were advised that SMDC would welcome an application for Full Planning Permission for a pair of dwellings.

We therefore submit a full planning application providing sufficient detail that to ensure that no pre-commencement conditions are contained on a planning approval should permission be granted. The proposal to now double the number of dwellings on the site during 2018 will further aid the lack of housing supply figures in the Moorlands.

We believe that any additional conditions over and above those on the current approved application would be unreasonable and we are looking to satisfy all of the reserved matters identified on the previous approval within this application.

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Design & Layout

Policy DC1 of the Core Strategy states that developments should be of a high quality and add value to the area, incorporating creativity, detailing and materials appropriate to the character of the area, and should 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. Policy DC1 also states that proposals should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. These provisions are reflected within the National Planning Policy Framework which places an emphasis on securing a high quality of design that respects and safeguards the character and appearance of its surroundings.

The planning permission currently granted does not restrict the type of property to be constructed but is subject to further approval. Innovo-uk have procured a full topographical survey of the site and surrounding buildings in order to undertake a design that is in keeping with the street scene.

On the basis of the survey, a pair of two-storey detached properties with additional rooms within the roof space are proposed, with a roof line that is sympathetic to the properties to the East and West. The front gabled roof design is such that properties on either side are not presented with a sense of overbearing and minimises the impact on the openness of the green belt. The eaves height on both sides of the building have been designed to flow to the properties on either side. The staggered location of the dwellings, coupled with cutting into the slope of the street allow the proportions of the building to flow with the fall of the hill and properties on either side. In addition, the depth of the property, especially at first floor height is proportional to the properties to the East and West and the single-storey flat roof section covered with a living roof will be significantly lower than the proposed boundary height between the properties given the cut in of the property.

The proposed dwellings will comprise of an open plan living room, dining and kitchen area to the rear with glass roof and bifold doors out to the garden. This is in addition to an entrance hall, w/c, utility and sitting room at ground floor level, with two bedrooms (master bedroom with en-suite), family bathroom and study at first floor level and two further bedrooms with a shower room and w/c to service the rooms in the roof space.

The design ethos behind this scheme has been to try and create a dwelling that reflects and reinforces the character of the properties in the area but expressing it in a modest contemporary way. The proposed dwellings retains the general proportions and design of similar properties in the area, i.e. traditional in shape and incorporating a simple roof design with gabled forward and rear protrusions, and utilises a palette of materials from the neighboring properties. The main elevations will comprise a mixture of white rendered blockwork, timber cladding, and grey upvc windows and doors, topped with a traditional style tiled roof. The preferred design selected by SMDC includes for a reclaimed brick feature chimney. These materials reflect the wide range of materials exhibited within

the locality, and result in a dwelling with a pleasant, distinctive, yet un-intrusive appearance that will be in-keeping with the character and appearance of the surrounding area;




Houses opposite the application site, note gabled forward section, timber clad between bays, sloping roof towards neighboring properties, brick work



Properties above, well set back from the road behind established hedges. Note bungalow above, then dormer, then large render and clad dormer, then rendered bungalow, then two storey semi-detached





Further examples of neighboring properties, all individual, varying roof ridge heights, styles and finishes. Note that the houses below are a pair of individual detached properties on similar width and length plots, and totally individual

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Also see CGI of a property currently under construction by ourselves just two doors away. We are utilising the white render, angled windows, grey windows and timber cladding from this design. Also the staggered position of the two proposed dwellings copies the off set projection of the gables of that design.

Paragraph 60 of the NPPF states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. Paragraph 60 nevertheless notes that it is proper to seek to promote or reinforce local distinctiveness. Given that the design approach proposed takes features such as timber cladding and grey windows from the neighbouring properties, render finished blockwork is common on the road, it is reasonable to conclude that the proposal will deliver a high quality design that reinforces local distinctiveness and does not significantly and demonstrably detract from the character and appearance of the surrounding area. The design is also innovative and contemporary in its execution yet traditional in its form.

In terms of general layout considerations, the application proposes to site the dwelling more forward to the plot rather than that approved on the existing planning permission but still maintaining generally the same footprint and plot sizes of the neighboring properties to the West and opposite to the South. The proposed siting of the dwellings is not considered to raise any concern with regards to visual impact as the building is located towards the middle of the site behind mature trees, and will in any event still be closely related to the existing to the properties to the East and West.

The proposed dwellings will also satisfy the Local Authority's minimum interface distances thereby ensuring that the amenity of neighboring occupiers will not be adversely affected by the proposed development (note that discussions have already taken place with SMDC in specific relation to this). The proposed development will also provide an area of private amenity space in excess of 80m^2 each which exceeds the minimum required standard of 65sq.m. As a consequence I respectfully submit that the proposed development accords with the provisions of policy DC1 of the Core Strategy and guidance contained within the NPPF.

Highway Safety

Policy DC1 of the Core Strategy states that all development should provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use. The application proposes the creation of three per dwelling along with associated maneuvering

space, with the dwellings sharing access direct off Park Lane. The access to the site along Park Lane is good, and we do not propose to alter the access arrangements currently granted under the existing planning permission (although more details are provided). In order to provide the required turning area, we propose to adopt a `no dig` policy within the root protection zones of the trees. This will be in the form of an engineered ground reinforcement system as described in the materials supporting documentation and in accordance with the requirements BS 5837.

Details of the visibility splay as requested in the reserved matters of the previous application are provided on the site plan.

Ecology

An Ecological Design Strategy has been prepared with this submission and details a number of Ecological improvements that can be made in association with this scheme, as follows;

- Living Sedum Roofs
- Wildlife Corridor
- Bat Boxes
- Insect Habitats
- Hedgehog Shelters
- Low Level Lighting Design

In addition, the ecological report originally prepared for the site advised for an additional survey to be carried out on the pond to the North of the site to be surveyed for the presence of Great Crested Newts. This report has been commissioned and is enclosed as part of this new planning submission. The study found that they were not present.

The proposed development is therefore unlikely to result in any harm to protected species (providing significant enhancements) and as such is considered to accord with the provisions of paragraph 118 of the National Planning Policy Framework.

Conclusion

The full planning permission sought in this application is much improved in its layout and the access required is as the existing permission. The design is of a high quality and relates well to the other properties in the area.

The on-site arrangements for the parking and turning of motor vehicles is more than adequate for the size and number of properties.

There is no change to the access proposed to the site, for which there were no conditions stipulated in the current permission.

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There are no changes to the environmental or ecological details of the site, however significant enhancements are provided as part of this application.

A previous development scheme has been found to be acceptable development within the green belt from the bare principles of access, layout and ecological impact. The scheme in its current form is thoroughly thought through with its relationship to the properties and the scale and design appropriate for its surroundings and plot size. The local authority are therefore respectfully requested to grant full planning permission with no pre-commencement conditions for this proposal.