Supporting Planning Design & Access Statement

8th August 2018

Client: Mr Lowndes
Project: P152 – Land Rear of 153 Park Lane, Knypersley, Staffordshire, ST8 7PN

CONTENTS

1 INTRODUCTION

2 PRINCIPLE OF THE DEVELOPMENT

3 SCALE, ACCESS AND LAYOUT

4 CONCLUSION

1 INTRODUCTION

This is an outline planning application to address access, scale and layout of the proposal. The proposal consists of the demolition of a garage and the construction of a new three bedroom detached dwelling between 151 & 153 Park Lane, Knypersley.

153 Park Lane is a four bedroom detached bungalow located on a generous plot with residential properties to the immediate North, East, South and West.

The proposed new dwelling will be located within the Green Belt to the rear of 153 Park Lane and to the side of 151 Park Lane, in filling the gap between the two properties. The plot is surrounded on all sides by residential development and adjoins a recently developed plot of land that was granted full planning permission on the basis of limited infill within the Green Belt last year ref: SMD/2017/0208.

The application site can be seen edged red below;

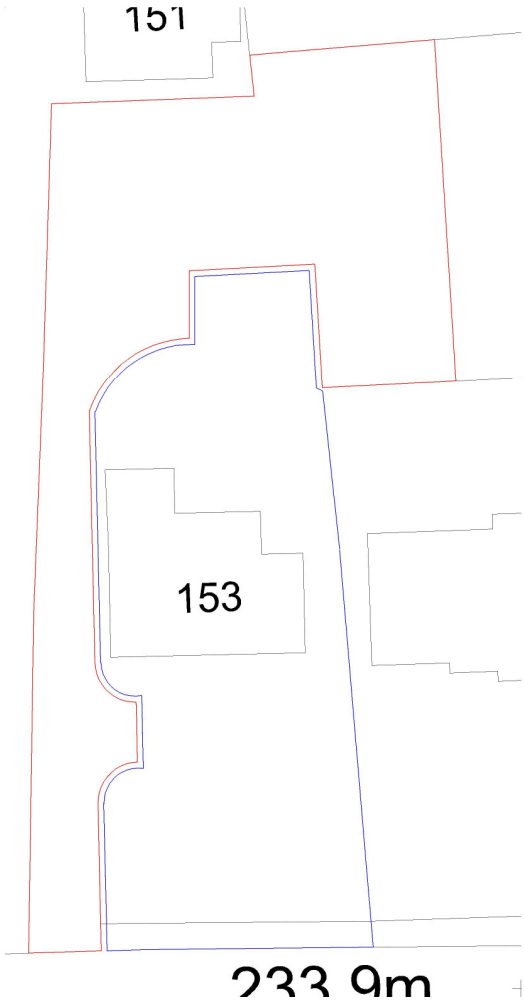

Image 1 – Application site edged red

The photographs below show the proposed site. There are a number of small trees in the garden with no significant value to the local landscape and of low category. These trees are proposed to be removed but will be replaced by trees of a similar or higher category within the boundary of the new dwelling. New trees shall also be planted in the rear garden of 153 Park Lane.



Image 2 – Side of 151 Park Lane & trees on site



Image 3 – Trees on site & existing garden

2 PRINCIPLE OF DEVELOPMENT

As detailed above the application site is located within the Green Belt. Policy SS6c states that strict control will continue to be exercised over new development in the Green Belt in accordance with National Policy. Policy R2 which relates to Rural Housing states that outside of settlement boundaries and infill boundaries housing development will only be permitted where it satisfies a number of exceptions relating to affordable housing, housing for a rural worker, replacement dwellings, extensions to dwellings, and the conversion of buildings.

National policy is set out within the National Planning Policy Framework. Paragraph 145 of the NPPF July 2018 and confirms that the construction of new buildings in the Green Belt will be considered to be inappropriate development unless it satisfies one of the exceptions set out in paragraphs 145 a – g. One these exceptions is “limited infilling in villages”. The application site is within the Green Belt and there is no policy or designation at present which locates this site within an infill boundary, however the draft revised local plan is based on a large contribution of the housing supply being provided by such sites within the district.

There has been planning permission granted three new dwellings within the immediate vicinity of this application site within the last twelve months by SMDC. The initial applications for these sites were at the core of an appeal decision where an inspector formed their opinion that this area was akin to a village setting, and therefore infill development being appropriate. Since these appeal decisions SMDC have granted planning permission for three dwellings on the basis that this is a "village setting".

The NPPF confirms that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any application, substantial weight should be given to any harm to the Green Belt and that very special circumstances will not exist unless the potential harm to the Green Belt and any other harm, is clearly outweighed by other considerations. It is therefore necessary to consider whether there would be any other harm arising from the proposed development, before exploring whether there are material considerations which weigh in favour of the development.

Potential Harm to the Green Belt:

The NPPF confirms that the essential characteristic of Green Belts is their openness and permanence. Openness can be affected or lost through operational development on land which was previously free from development. The application proposes the construction of a new dwelling which would inevitably affect the openness of the Green Belt to some degree, however it would be located to the rear of 153 Park Lane and as such set back from the road, and directly in between 151 and 153 Park Lane. The application proposals in this instance would be seen within the context of development to either side, the loss of openness therefore would be limited.

The NPPF confirms that the Green Belt serves five purposes;

1) to check unrestricted sprawl of large built up areas;
2) to prevent neighbouring towns from merging together into one another;
3) to assist in safeguarding the countryside from encroachment;
4) to preserve the setting and special character of historic towns; and
5) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

It is considered that the most pertinent purpose in this instance would be safeguarding the countryside from encroachment.

We believe that the application proposals would be in the context of ribbon development and would not appear out of context with its surroundings. We therefore consider that there would not be any significant encroachment into the Green Belt resulting from this development in this instance.

The local plan for Staffordshire Moorlands/Biddulph which is currently under review looks to achieve a high percentage of the required housing need within the district through windfall sites within the greenbelt. These sites are not deemed to be inappropriate if they are "limited infill in villages". It is therefore considered that its contribution to the housing supply figures in this category carries considerable weight in this case.

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.

3. SCALE, ACCESS AND LAYOUT

SCALE

The proposal is for a modest three bedroom part two storey detached property with a roof line that is sympathetic to 151 Park Lane which is immediately adjacent. The footprint of the dwelling has been designed to be of a similar the depth to that of 151 Park Lane to ensure that the proposal is not overbearing to the occupants of this property. An outline roof plan and elevations have been submitted as part of this application to indicate the scale of the proposed development.

ACCESS

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 provision of three vehicle spaces for the new dwelling along with associated maneuvering space. This will allow provision for at least three vehicles for the existing bungalow (alterations will be provided under permitted development). The proposal will utilise the existing access to 153 Park Lane direct off the highway and provides good visibility to the East and West.

Level access approach and the internal layout shall be compliant with Approved Document M of the Building Regulations and it is proposed to construct the property as a 'Visitable Dwelling'.

LAYOUT

The proposed dwelling will comprise of an open plan living room, dining and kitchen area to the front and bi-fold doors out to the garden at the side (principal window facing East). This is in addition to a w/c, utility, sitting room (principle window facing South along the driveway), study and bedroom 2 at ground floor level (principal window facing the garden to the East). A further two bedrooms are to be provided at first floor level (master bedroom with en-suite with principle window facing East and bedroom 3 (with a window facing West) and family bathroom.

In terms of general layout considerations, the application proposes to site the dwelling to the rear of the plot in order to achieve the requirements of the SMDC document Space About Dwellings. The proposed siting of the dwellings is not considered to raise any concern with regards to visual impact as the building is located behind 153 Park Lane, and will in any event still be closely related to that and 151 Park Lane to the rear.

The proposed dwellings will also satisfy the Local Authority's minimum interface distances thereby ensuring that the amenity of neighbouring occupiers will not be adversely affected by the proposed development. The proposed development will also provide an area of private amenity space in excess of 120m^2 for the new dwelling and leave 160m2 for 153 Park Lane which is beyond the minimum required standard of 65sq.m. As a consequence I respectfully advise that the proposed development accords with the provisions of policy DC1 of the Core Strategy and guidance contained within the NPPF.

4. CONCLUSION

Outline planning permission is sought in this application with the matters of scale, layout and access addressed. The scale, layout and access relate well to the adjacent properties.

The onsite arrangements for parking and turning of vehicles is more than adequate for the size of property proposed. Adequate parking is also maintained for 153 Park Lane.

There is no change proposed to the access to the site.

There are no changes to the environmental or ecological details of the site.

Two applications in the immediate setting of this site have previously been found to be acceptable 'infill' development within the green belt from the bare principles. The scheme in its current form is thoroughly thought through with its relationship to the adjacent properties, and the scale and layout appropriate for its surroundings and setting. The plot adjoins residential property to all sides.

The local authority are therefore respectfully requested to grant outline planning permission for scale, layout and access of this proposal, with the matter of design to be addressed by a reserved matters application.