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Supporting Planning Design Statement

23rd August 2018

Client: Mr & Mrs Beech
Project: P144 – Land Adj. Meadow View, Well Lane, Gillow Heath, Staffordshire, ST8 6QX

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1 INTRODUCTION

This design statement has been prepared to support a reserved matters application for previously approved outline application reference SMD/2016/0187. Outline approval was granted on 7th November 2016 with all matters reserved. This application proposes to address the reserved matters 1 – 4 inc. & 10 of the outline approval notice in the form of a detailed plans submission. The existing double garage on the site is proposed to be demolished and the existing access to Meadow View retained, with some minor alterations, to serve the new property. The application site can be seen edged red on the image below;

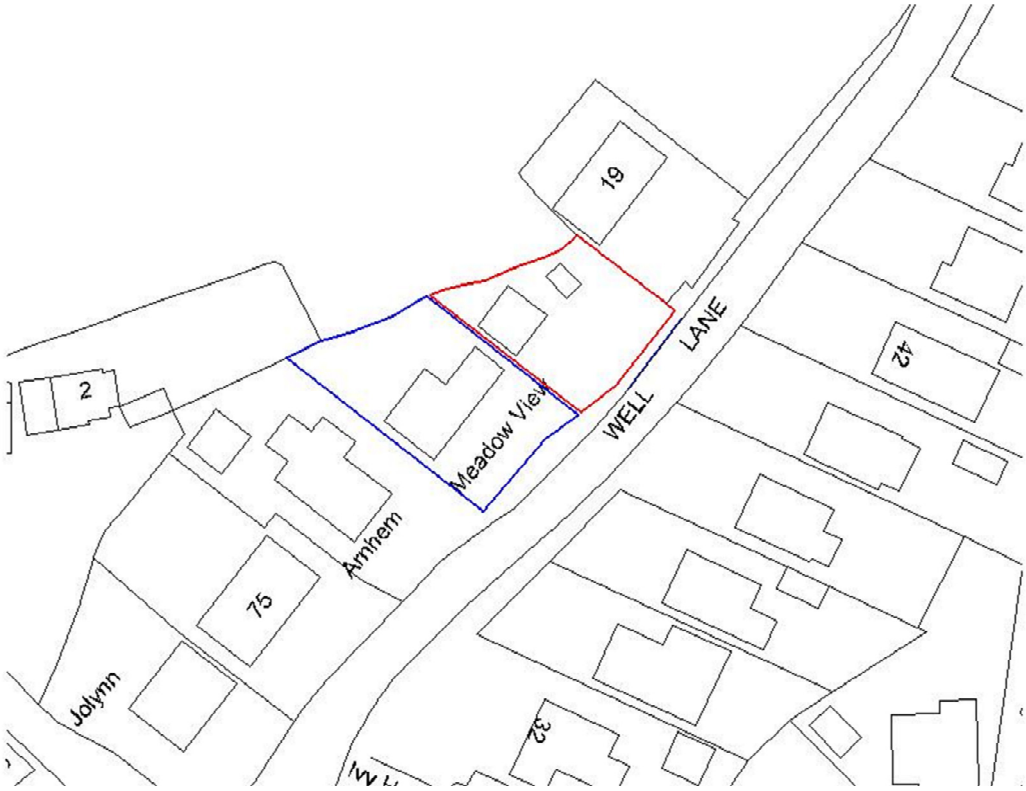

Image 1 – Application site edged red

2 SITE DESCRIPTION AND HISTORY

The site is located within the development boundary. The adjoining property is not listed nor of any historical merit. The site is accessed off Well Lane which is an adopted highway which connects Gillow Heath to Marsh Green Road and the main A527 Biddulph – Congleton Road. To the immediate North of the site are open fields of green belt status. To the East and South of the site are residential properties of various forms, scale and age. To the immediate West of the site are open fields of green belt status with Marshfield Gate Farm approx. 150-200m from the site boundary. Immediately to the South-East is Meadow View which is also proposing extension works under a separate planning application and also an appeal process.

Planning History of The Site;

SMD/2016/0187 - Outline application with all matters reserved for demolition of existing garage and proposed new dwelling adjacent to Meadow View – **Approved.**

SMD/2013/1071 - Extension and alterations to existing property to form further habitable space – **Approved.**

SMD/2017/0121 - Single storey rear extension to existing lounge. Alterations to existing roof to raise ridge height and provide room-in-the-roof accommodation. New vehicular access point from Well Lane and alterations to existing levels inside site to provide new garage below front garden – **Refused.**

SMD/2017/0703 - Single storey rear extension to existing lounge. Alterations to existing roof to raise ridge height and provide room in the roof accommodation. New vehicular access point from Well Lane and alterations to existing levels inside site to provide new garage below front garden – **Refused.**

SMD/2018/0236 - Single storey rear extension to existing lounge. Alteration to existing roof to raise ridge height New vehicular access point from Well Lane – **Refused & currently being appealed.**

SMD/2018/0463 - Proposed single storey extension to existing lounge. Alterations to existing roof to raise ridge height and provide room-in-the-roof accommodation. New vehicular access point from Well Lane and alterations to existing levels inside site to provide new garage below front garden – **Awaiting determination.**

3 PROPOSAL AND DESIGN PRINCIPLES

This application proposes to address reserved matters 1 – 4 inc. & 10 of approval reference SMD/2016/0187 by way of submitting detailed drawings of the proposals on the site.

The detailed drawings propose a dwelling that contains open plan living accommodation to the ground floor to provide a lounge, kitchen and dining room with utility room and shower room/w.c. off this main living area. It is proposed to accommodate two double bedrooms in the roof space over the main living area. Each will be provided with en-suite bathroom facilities. An open plan study area is also proposed within the roof area of the sub-ordinate front gable.

A lower ground floor area is proposed for the storage of general household items as no garage will be provided on the site. This basement area will extend to 74sqm. External stepped and ramped access will be provided from the front garden – see proposed block plan.

Externally from Well Lane the property will take the form of a single storey bungalow, as required under the outline approval. A gable projection is proposed to accommodate a sheltered entrance area and a partially glazed feature gable with oak structural detailing. This detailing will however take a modern form with glazed infill panels. A modern through coloured render is proposed as a highlight to the remainder of the gable projection and side cheeks of the two rear gable projections. Generally the remainder of the building shall be constructed from a sympathetic facing brick to be approved by way of condition.

The traditional pitched roof form shall be in keeping with the immediate locality and be finished with a plain clay tile to be approved by way of condition. As can be seen on the proposed streetscene that accompanies this application, the height of the roof in elevation shall be no greater than that previously approved on the adjacent site, no. 19 Well Lane application reference SMD/2012/0115. This site is immediately North-east of our application site.

To the rear of the property we propose two gable projections which will extend to one and a half stories to accommodate the two bedrooms. These gables shall face away from the public realm and will not be visible from Well Lane. It is proposed to maximise glazing to these gables to encourage natural light deep in to the plan. This will reduce the use of artificial lighting and create a passive heat source during the winter months from the early afternoon and evening sun.

Externally the property will be accessed directly off Well Lane and will utilise the existing access of Meadow view. Slight widening is proposed as can be seen on the proposed block plan. A max. 1:10 gradient will be provided off the highway to the parking area and approach to the dwelling. Parking will be provided for two cars with turning but with the ability to accommodate a maximum of four cars as and when required. The approach will be graded at a max. of 1:20 and provide a level access to the main entrance door with a constant level around the dwelling of 0.15m below finished floor level. Soft landscaping will be provided to the front of the dwelling off the main hardstanding, which will be a mix of grasses and planting retained with low level borders. To the rear of the property a patio area will be provided off the main lounge area, with a masonry wall retaining the higher level of ground.

The client is proposing to construct a property that promotes sustainability through insulating the property over and above current building regulations requirements and adopting a fabric first approach. As with all new-build dwellings pressure test will be required upon completion. We propose to exceed SAP requirements and provide a dwelling that also exceeds its air tightness requirements and therefore reducing CO2 emissions. A low energy whole house ventilation system with heat recovery is proposed to provide fresh tempered and purified air to the property.

Externally the property will be provided with permeable finishes to the landscaping. Surface run-off from roofs, driveways and patios will be taken to rainwater harvesting and re-used for flushing toilets, washing and gardening. The location of the proposed harvesting tank can be seen on the proposed block plan.

The design of the property and use of materials seeks to reinforce local distinctiveness in accordance with planning policy DC1. The property has been designed to respect its surroundings through its single storey form and sympathetic ridge line from the streetscene. The proposed dwelling promotes a positive sense of place through its scale, layout, siting, landscaping, character and appearance. Photographs of buildings in the immediate locality/setting can be seen below. Our proposal seeks to incorporate a number of these design features with a modern approach.



Image 2 – Property nearby on Well Lane



Image 3 – Property nearby on Well Lane



Image 4 – Property nearby on Well Lane



Image 5 – Rear of property nearby on Well Lane

4 PRE-APPLICATION MEETING

Epoch Architecture attended the planning surgery on 31st January 2018 to present a scheme similar to that which forms this application. The officer we met with was Mr Arne Swithenbank. It should be noted that Mr Swithenbank was not the case officer that determined the outline application reference; SMD/2016/0187. The officer appointed for the outline application was Ms Rachael Simpkin. The main items discussed in relation to this property during the planning surgery meeting were as follows;

1. Spacing to Meadow View – Mr Swithenbank made comment regarding the 900mm spacing between the proposed dwelling and Meadow View. He confirmed that this would need to be assessed further following submission of a detailed reserved matters application. This has now been revised to address the concerns raised.

2. Footprint – Epoch Architecture confirmed to Mr Swithenbank that we would be proposing a small projection to the the main building line different to that previously approved. Some minor alterations are also proposed to the proportions of the rear projections but these have no increase in overall footprint size. Mr Swithenbank confirmed that this would be assessed further following the submission of a detailed reserved matters application, but saw no problem with this as a proposal as the design is yet to be approved by way of a reserved matters application.

The information contained within this application seeks to address these items.

5 CONCLUSION

The proposal shall be assessed against the following national and local planning policies;

- National Planning Policy Framework
- SMDC Core Strategy Policies SS1, SS1a, DC1 & T1 & The Staffordshire Moorlands Design Guide SPD (2018).

  SS1 - Policy SS1 of the adopted Core Strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

  SS1a - Policy SS1a of the adopted Core Strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

  DC1 - Policy DC1 of the adopted Core Strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

  T1 - Policy T1 of the adopted core strategy aims to promote sustainable modes of transport and reduce the reliance on the private car. One of the ways in which this will be achieved is by ensuring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.

  The Staffordshire Moorlands Design Guide SPD (2018) - The Staffordshire Moorlands Design Guide has been adopted as a Supplementary Planning Document and identifies the overarching principles in securing good design. Because of Staffordshire Moorland's high quality natural environment, historic towns and villages, there is an emphasis on respecting traditional built forms. This should not rule out high quality contemporary design and innovative solutions that respond to the context.

The principle for development of the site has been approved under outline application reference SMD/2016/0187. This applications seeks to address the reserved matters 1 – 4inc. & 10 of the outline approval.

Ecology, Environmental Health, Highways and the Tree Officer had no objections to the outline application, subject to conditions being attached to the approval. This application seeks to address a number of these conditions.

The information which forms this application is considered to be compliant with the above local and national policy documents. In terms of design and impact on the streetscene the development is considered acceptable and not damaging. The proposed dwelling promotes a positive sense of place through its scale, layout, siting, landscaping, character and appearance and should therefore be recommended for approval.