DESIGN AND ACCESS STATEMENT

198 Park Lane, Knypersley, ST8 7PN

Ref: 170802_DAS_001

24/09/2018

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1 OVERVIEW

1.1 OVERVIEW

This statement has been prepared in support of the planning application for side and rear extensions with alterations to the existing roof of no 198 Park Lane, Knypersley, Staffordshire Moorlands, ST8 7PN.

1.2 RELATED DOCUMENTS

Planning Statement, prepared by Rob Duncan Planning Consultancy.

2 LOCATION AND SITE CONTEXT

2.1 LOCATION

The application site is within an established ribbon development on the edge of Biddulph to the south of Park Lane, Knypersley adjoined on either side and opposite, by residential properties.





Source: Getmapping / Google Maps



OS Plan map 1960

The property is amongst neighbouring properties of similar age but of varying character, each with individual design, differing materials and heights. Local features include brick and tile, brick and tile with wood and rendered façade (painted), fully pebble rendered or stone frontage with brick/rendered sides.

Roof styles include hip, hip and gable combination, hip and gable combination including rear dormer, cross hip and intersecting/overlaid hip.

2.2 NEIGHBOURING PROPERTIES



No 202, 200, 198



No 200, 198, 196



No 200, 198, 194, 192



No 196, 194, 192 - pre development



No 192 - post side and rear extensions

(approved under SMD/2016/0020)

2.3 PROPERTIES OPPOSITE



No 151, 153



No 155, directly opposite, new development.



No 157



No 159

3 DEVELOPMENT PRINCIPLES.

Refer to the *Planning Statement.*

The application site is located within Green Belt. Policy R2 states that extensions to dwellings in the rural area are acceptable provided that they are of appropriate scale. Policy SS6c states that strict control will continue to be exercised over the development within the Green Belt, only allowing for those exceptions set out in National Policy, as contained in the Nation Planning Policy Framework (NPPF) The NPFF confirms that the building of new buildings will be considered to be inappropriate development unless it satisfies one of the exceptions set out in paragraphs 89 and 90. Once such exception is the extension and alteration of a building provided it does not result in disproportionate additions above and beyond the size of the original building.

There is no definition in national or local policy of what is considered to be disproportionate, each should therefore be considered on their merits

The site contains a detached two storey brick residential dwelling with a hipped roof, constructed circa mid 1950's. The site has an area of hard standing off street parking to the front (north) of the property facing the public highway with a garden at the rear.

Historical map data suggests that the dwelling originally included a single-storey rear projection on the south-west corner, typical of the properties built in this in the area, which is believed to have had a lean-to roof.. The original dwelling also benefitted from a detached garage, which was situated within 5m of the dwelling and, therefore, would constitute part of the 'original dwelling' for any floor area uplift calculations. A single storey garage and front canopy, approved in 1979 under SMD/1979/1551 is located to the eastern elevation. The original detached garage at the rear of the property was demolished some time after, leaving the property in its current condition.

The site is bounded to the east by No.200 Park Lane, a single storey dormer bungalow, and to the west by No.196 Park Lane, a two storey detached dwelling of a similar style and character to No.198, No.192 and No.190. Boundaries at the rear of No.198 are defined by a hedgerow between No.200 and well established trees/bushes, and wooden fencing between No.196. The incline of the land along Park Lane at the front elevation requires both boundaries to use brick retaining walls. South of the site lies agricultural land and to the north stands the public highway and other residential properties opposite.

The design of the proposal has evolved overtime taking into account feedback and recommendations of neighbours and the planning case officer. The application seeks consent for a first floor side extension above the existing garage, a replacement rear extension and alterations to the roof, in alignment with development completed on neighbouring properties. The original submitted design (SMD/2017/0590) replicated characteristics of neighbouring properties when putting forward the ridge roof. This was subsequently changed to a hip design following feedback from the case officer for the resubmission (SMD/2018/0239), along with reductions to the depth of the property at the rear, however the application was refused.

This proposal has responded to the recommendations and comments in the planning case officers report under SMD/2018/0239. The proposed first floor side extension is set back and contains a reduced ridge height to the host property providing a subordinate appearance and visually appears in proportion with the host dwelling.

The roof design ensures it is in keeping with the original style of the property, and maintains design characteristics of other developed two storey properties e.g. No.196 and No.192.

The removal of the current single storey rear protrusion and replacement with a shorter (front to rear) two storey extension ensures that cumulatively the proportions are in keeping with the host dwelling.

The impact of the extent of the development is lessened by its presence within a built up ribbon development on the edge of Biddulph and are considered to represent appropriate development in the Green Belt.

3.1 GREEN BELT

The NPPF confirms that the key characteristics of the Green Belt are their openness and permanence. Openness is inevitably affected by operational development on land which is free from development. As the proposal represents appropriate development on an existing dwelling in an existing development, there is acceptance that some of loss of openness is appropriate. It is considered that the scale of the proposal and the context of the site is such that there would be no detrimental impact on openness.

The proposal also aligns itself to the SMDC/2016/0020 case officers report to ensure that the proposal represents appropriate development in the Green Belt:

“The NPPF confirms that the Green Belt serves five purposes, these include inter alia, to safeguard the countryside from encroachment. Given the modest mature of the proposed development and the surrounding

residential context it is not considered that the proposal would conflict with the purposes of including the land in the Green Belt”

3.2 DESIGN, LAYOUT AND SCALE

Policy SS6c of the Core Strategy requires that extensions in rural areas are assessed against policy R2 which refers to Rural Housing.

Policy DC1 outlines that all development should be of high quality and add value to the local area and be designed to respect site and surroundings, through scale, density, layout, siting, landscaping character and appearance, in line with the councils Design SPD.

Policy R2 states that extensions should be of an appropriate scale and not cause harm to the dwelling or surrounding area.

Paragraph 56 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The design has been dictated by the constraints of the existing site and calculations to ensure that the proposal is below those points defined in the refused planning application SMD/2018/0239.

The proposed side extension would appear subservient to and in proportion to the host dwelling with a roof design to match the original host dwelling; the proposed openings would reflect that of the host dwelling. The design and appearance of the proposal would not have a detrimental impact on the character and appearance of the host dwelling; allow the original architectural style, character and appearance of the building to be retained when viewed from Park Lane, and is in keeping with similarly developed properties.

When considered against the previous submission the proposed development by virtue of its scale, form, and massing is considered to constitute good design, respecting the existing character and appearance of the existing dwelling and wider street scene, aligns with policies SS1 and DC1 of the Core Strategy and paragraph 56 of the NPPF.

3.3 IMPACT ON AMENITY

Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The proposed side extension above the garage, along the

boundary of No.200, would continue the development upwards at the width of the plot. Notwithstanding this there are other dwellings in the surrounding area which consume much of the width of their plot.

No.200 does not have side windows along the boundary with No.198, therefore, the development would have no impact on daylight or amenity to the east elevation. Whilst No.196 does have side windows along the boundary of No.198, these are covered under their existing first floor extension, therefore, the development would have no impact on daylight or amenity to the west elevation . Overall the proposal does not breach the 45 degree standard from principle openings for either No.196 or No.200.

It is not considered that the extended dwelling would be out of context with its surroundings or cause undue harm to the character and appearance of the area.

3.4 LANDSCAPING

The landscaping will be maintained in line with the street scene.

3.5 APPEARANCE

The principal elevation will be maintained to preserve the character of the dwelling within the streetscape and alignment with other neighbouring properties/developments. Materials will match the existing building.

3.6 ACCESS

The property is accessed from Park Lane over a drop kerb/footpath into a driveway at the front of the dwelling. This will not be changed.

3.7 TREES

There are no existing trees on or immediately adjacent to site which would be affected by the proposal.

3.8 FLOOD RISK

The site is not within a flood risk area.

4 CONSULTATION

4.1 LOCAL PLANNING AUTHORITY

SMD/2017/0590 and SMD/2018/0239:

Correspondence and pre-application plans post SMD/2018/0239 have been submitted to the LPA case officer James Stannard for review and feedback received to ensure that the design addresses his concerns.

HNT/2017/0023:

Single storey rear extension extending 8m beyond rear wall of original dwelling, 4m max height and 3m to height of eaves (Permitted 22/01/18).

SMD/2018/0062:

Proposed demolition of existing rear projection/extension, erection of new rear and side extensions and erection of new porch using permitted development rights (Lawful Development Certificate issued 28/02/18).

4.2 NEIGHBOURS

Both neighbours have been engaged before and during each respective planning application and informed at the relevant points throughout the design/application process to keep them informed of activities, to discuss the development and maintain a dialogue throughout the process.

The feedback from the LPA during the activities related to SMD/2017/0590 and SMD/2018/0239 along with No.200 have been taken into account to provide a development proposal that addresses the raised concerns and comments, as appropriate.

4.3 OTHER INTERESTED PARTIES

Town / Parish, Severn Trent Water, SCC Minerals and Waste have issued no objections or comments of concern against any of the previous applications.