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PLANNING, DESIGN & ACCESS STATEMENT

PROPOSAL : OUTLINE APPLICATION WITH ALL MATTERS OTHER THAN MEANS OF ACCESS RESERVED FOR THE ERECTION OF A DETACHED BUNGALOW

ADDRESS : KINNOULL, EAST STREET, LEEK, STAFFORDSHIRE, ST13 6LF

APPLICANT : MR & MRS GOULD

DATE : DECEMBER 2018 JOB No. : 2018-2385

CONTENTS:

1.0 INTRODUCTION

2.0 SITE DESCRIPTION

3.0 PROPOSAL

4.0 HISTORY

5.0 POLICY

6.0 ASSESSMENT

7.0 CONCLUSION

8.0 DESIGN & ACCESS STATEMENT

- **USE**
- **AMOUNT**
- **LAYOUT**
- **SCALE**
- **LANDSCAPING**
- **APPEARANCE**
- **ACCESS**

1.0 INTRODUCTION

1.1 Sammons Architectural Ltd have been appointed by Mr & Mrs Gould to prepare and submit an outline planning application for the erection of a single detached bungalow on land to the rear of Kinnoull, East Street, Leek. This application is in outline with all matters other than means of access reserved for subsequent consideration. The application is accompanied by a full set of planning drawings number 2018-2385-01, 2018-2385-02A and 2018-2385-03 which should be read in conjunction with this statement.

2.0 SITE DESCRIPTION

2.1 The application site comprises of a broadly rectangular parcel of land which extends to some 650 sq metres and currently forms part of the domestic curtilage for Kinnoull, a detached bungalow which lies within a loose ribbon of dwellings on the northern side of East Street. Directly opposite the site on the southern side of the highway lies East Street First School whilst commercial/industrial development lies to the north.

The site is accessed via an existing narrow drive which runs to the side of Kinnoull between St Crispin and Lynwood and currently leads to a detached garage and off road parking area for the host dwelling. For the purposes of the development plan the application site lies within a sustainable location with the town's development boundary where there is a presumption in favour of development.

3.0 PROPOSAL

3.1 This is an outline planning application which seeks consent for the principle of the erection of a detached bungalow on land to the rear of Kinnoull, East Street. Other than means of access all other matters are reserved for subsequent consideration. An illustrative site plan shows a two bedroom bungalow which would be laid out in a L shaped arrangement. The proposed dwelling would be served via the existing vehicular access off East Street with two off road parking spaces and turning facilities provided within the site. The existing residential curtilage will be divided to provide provision for both the existing and proposed dwelling. As the proposed bungalow would result in the loss of the existing off street parking provision for the host building the application also proposes the dropping of the kerb immediately outside Kinnoull and the provision of two off road parking spaces within the front garden.

4.0 POLICY

5.1 Section 38(6) of the Planning and Compulsory 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.

5.2 The newly adopted NPPF is a material consideration and as such carries particular weight where development is not addressed by planning policies in the existing Development Plan, which in this area comprises of the adopted Core Strategy (2014).

5.3 Whilst the recently published NPPF does not change the statutory status of the Development Plan as the starting point for decision making it does provide guidance to LPA's and is a material consideration in determining planning applications. The NPPF confirms that at the

heart of the guidance is a presumption in favour of sustainable development (para 11) and that for decision making this means approving development proposals that accord with the Development Plan without delay unless material considerations indicate otherwise. It goes on to seek to significantly boost the supply of new housing throughout the country and sets out requirements for Local Authorities to maintain a five year deliverable supply of housing at all times. It also sets out guidance inter alia in respect of making effective use of previously developed land, securing high quality design and assessing impacts on highway safety. The content of this document has been taken into account in the preparation of this application.

5.4 The most relevant policies of the adopted Core Strategy are considered to be SS1 (Development Principles); SS2 (Future provision of Development); SS3 (Distribution of Development); SS4 (Managing the Release of Housing Land); SS5 (Towns) SS5a (Leek Area Strategy); SD1 (Sustainable Use of Resources), SD3 (Carbon Saving Measures in Development); DC1 (Design Considerations) and T1 (Development and Sustainable Transport). For the sake of brevity these policies are not quoted in full but they are referred to where appropriate in the following section.

5.5 Also of particular relevance to this application is the Staffordshire Moorlands Housing Land Supply Statement (March 2018) which sets out the Local Authority's performance in respect of housing land supply and housing delivery. It confirms that the Local Authority has a deliverable supply of housing land equivalent to 1.8 years. The councils adopted Supplementary Planning Guidance Space About Dwellings and Supplementary Planning Document Design Principles for Development are also considered to be of interest.

6.0 ASSESSMENT

Principle

Core Strategy policy SS5 seeks to provide for 1800 new dwellings in Leek in accordance with the Leek Area Strategy. Policy SS5a seeks to deliver a range of housing types within the urban area and on land adjacent to the urban area. The application site is located within the settlement boundary where there is a general presumption in favour of new development.

Furthermore, it should also be noted that the council cannot currently demonstrate a 5 year supply of housing land. As such paragraph 11 of the NPPF is engaged and CS policies that control housing development are deemed to be out of date. Consequently planning permission should be granted unless:-

(a) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in (the Framework) as a whole; or

(b) specific policies (in the Framework) indicate that development should be restricted.

Within the context of CS policies the proposal is therefore acceptable in principle.

Layout

6.6 CS Policy H1 "New Housing Development" states "all development will be assessed according to the extent to which it provides for high quality, sustainable housing ...and the strategy for the area having regard to the location of the development, the characteristics of the site...All housing should be the most appropriate density compatible with the site and its location, with the character of the surrounding area." The specific design policies of the CS also seek to promote local distinctiveness and positively contribute to the area as is similarly reflected in the NPPF which confirms that the Government attaches great importance to the design of the built environment. It furthermore states that good design is a key aspect of sustainable development; is indivisible from good planning; and should contribute positively to making places better for people. Developments should function well and establish a strong sense of place creating attractive and comfortable places to live, work and visit. Proposals should also optimise the potential of the site to accommodate development and respond to local character and history including local materials and the use of good architecture and appropriate landscaping. Developments should also create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion.

6.7 The application is in outline and does not seek any consent for the siting, design, size, scale, materials of the proposed bungalow. However the submitted plans contain an illustrative site layout plan which shows the demolition of the existing garage and shed and their replacement with a modest two bedroom unit laid out in an L shaped arrangement with open plan kitchen / dining room and separate family bathroom. Adequate off road parking and turning facilities could be provided within the site and a private amenity space could also be accommodated within the plot.

Whilst indicative it is proposed that the principal windows serving the master bedroom and kitchen/dining room of the proposed dwelling would be located on the eastern gable of the building. The principal window for the second bedroom would be located on the southern elevation but the juxta position of the new building and the host dwelling would be such that any direct overlooking would be prevented. A 19.5m separation distance would distance would also be achieved between the single storey kitchen off shot and the blank gable wall of the proposed bungalow. On the basis of the above it is therefore considered that a modest detached bungalow could satisfactorily be accommodated within the plot without and resulting in any overlooking or loss of amenity. In addition it is considered that the proposed site plan adequately demonstrates that the application site can accommodate the proposed development and that it can be assimilated into the area without any visual harm to the site or the wider surrounding area. In this respect the proposal accords with CS policies H1 and DC1 and the guidance contained in the NPPF more generally.

Highways

Paragraph 108 of the NPPF states that development should provide a strong and suitable access for all users with paragraph 109 stating that development should only be prevented or refused on transport grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts of development are severe. This guidance is reflected in CS Policy T1 of the Council's adopted Core Strategy "Development and Sustainable Transport".

Due to the displacement of the existing parking area for Kinnoull by the proposed development a new access onto East Street is to be provided. A 3.0m wide section of stone boundary frontage

wall will be removed to a low a 3.0m wide gateway to be formed together with a curved splay to each site. The new splays will be formed as walls using the stone removed and stone gate posts are to be incorporated but no gate is to be installed. Two off road parking spaces are to be provided in the front garden area with associated turning areas to allow a car to enter and exit in a forward gear. As stated above adequate off road parking and manouvering facilities could be accommodated within the plot for the proposed bungalow. The proposed development would not therefore raise any adverse issues in terms of highway safety and accordingly complies with CS Policy T1 or guidance contained in the NPPF in this respect.

Biodiversity

6.12 The conservation and enhancement of the natural environment is a core principal of the NPPF where planning policies should promote the preservation, restoration and re-creation of priority habitats and ecological networks. In determining planning applications permission should be refused if significant harm resulting from development cannot be avoided, adequately mitigated or as a last resort compensated for. The ethos of this is provided for in CS Policy NE1.

The application site comprises of the residential garden area for Kinnoull and therefore no ecological assessment has been provided as part of this application. The site boundaries are to remain as existing with a mixed native species hedgerow planted to separate the new plot from the existing garden area. The existing single tree is to be retained and the proposed bungalow as shown would not encroach any further into its RPA than the built structure currently does. In addition it is proposed that any foundations for the new bungalow would be in the form of a concrete raft which will have minimal impact on the tree roots. In this respect it is considered that the proposal accords with Policy NE1 of the adopted Core Strategy and guidance contained within the NPPF more generally.

7. CONCLUSION

7.1 For the reasons given above it is considered that the principle of development within this location is acceptable given that it lies within the Leek town development boundary. Residential development on the application site would provide clear social and economic benefits in relation to housing within an accessible and sustainable location in a housing supply context of significant under provision. The application should therefore be considered in the context of the presumption in favour of sustainable development as confirmed by the National Planning Policy Framework. The illustrative plans shows that a modest detached bungalow can comfortably be accommodated within the plot without prejudice to the residential amenity of any of the surrounding properties or neighbouring land uses. Furthermore, there would be no adverse impact on highway safety or biodiversity. There are therefore no adverse impacts which would significantly and demonstrably outweigh the benefits, when assessed against policies in the NPPF. The LPA is therefore respectfully requested to approve full planning permission for the erection of a single detached dwelling on land adjacent to Prospect House Farm, Sutherland Road, Longsdon.

8.0 DESIGN & ACCESS STATEMENT

USE

The application proposes the use of the application site for residential purposes. The application is for outline planning permission for the erection of a single detached bungalow with all matters other than access reserved for subsequent consideration. This form of development is considered to reflect the nature and character of existing development which surrounds the site.

AMOUNT

The application proposes the erection of a modest detached bungalow. This amount of development is considered to comply with planning policy and is in keeping with the nature and character of existing development which surrounds the site.

LAYOUT

The layout of the proposed development is not for consideration at this stage. However an indicative site plan has been provided to demonstrate to the LPA that a modest detached bungalow can be provided within the application site without any adverse impact on adjacent residential dwellings or neighbouring land uses.

SCALE

The application proposes the erection of a modest detached bungalow which reflects the scale of the surrounding built development.

LANDSCAPING

The site is located within the curtilage of an existing dwellings and therefore benefits from substantial existing mature landscaping to the boundaries. With the exception of a new native hedgerow, as shown on the illustrative plan to form a boundary between the application building and the host building it is not considered that any additional landscaping will be required as part of this application. In any event final details in terms of hard and soft landscaping works could be secured by an appropriately worded planning condition should the LPA consider it necessary.

APPEARANCE

The appearance of the proposed development is not for consideration at this stage. However the surrounding area exhibits a wide variety of architectural styles and types of development, including developments of a single storey, 1½ storey and two storey nature. There is therefore no strong prevailing local vernacular to respond to. It is therefore considered that the provision of a modest detached bungalow would not be out of keeping with the character and appearance of the area.

ACCESS

The proposed development would be served by the existing vehicular access between Lynwood and St Crispin which currently serves the host building. A new access to provide dedicated replacement off road parking and turning facilities for Kinnoull off East Street are also proposed as part of this application. The site is located within a highly sustainable location within the

development boundary of Leek with easy access to public transport links providing access to other parts of the Staffordshire Moorlands as well as the neighbouring city of Stoke on Trent.