Town and Country Planning Act 1990 (as amended)

Design and Access Statement

Proposal:
Outline Planning application for a residential development. Access only to be determined at this stage

Site:
Land adjacent 44 Froghall Road, Cheadle, Staffordshire ST10 1JT

Document date: June 2015

Applicant: Mr V C Bridgett

Reference: 13L28



CONTENTS

1.00 Background

2.00 Description and Site Context

3.00 Principle of New Dwelling

4.00 Impact on the Appearance and Character of the Area

5.00 Residential Amenity Considerations

6.00 Policies

7.00 Key Features of the Site

DOCUMENT HISTORY

Design and Access Statement

Land adjacent 44 Froghall Road, Cheadle, Staffs ST10 1JT

This document has been issued and amended as follows:

Version	Date	Description	Created by	Verified by	Approved by
1.0	14/06/2015	Final	J. Heath	J. Heath	

1.00 BACKGROUND

1.01 MBD architecture Ltd has been commissioned by Mr V C Bridgett to prepare this Design and Access Statement (DAS) for an Outline Planning application to build a 1½ storey (8.5m to ridge, 4.3 to eaves) dormered style dwelling in the grounds of 44 Froghall Road, Cheadle, Staffordshire within the residential development boundary, hereafter referred to as the 'site' with vehicular and pedestrian access via an existing drive directly from the A521 Frogall Road.

1.02 In March 2012 the Government introduced changes to the planning applications process. The National Planning Policy Framework hereinafter referred to as the NPPF, which became fully effective from March 2013. The NPPF sets out the requirements for developers to describe the processes that have been involved in the development of a scheme to make sure we create high-quality, sustainable places that are easy for everyone to use. Developers are also required to show that the process of making a planning application has encouraged everyone to think about how inclusive, practical and attractive a place will be once it is built.

1.03 This DAS is a short report accompanying and supporting the planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. The DAS must justify the scale parameters and layout.

1.04 The level of detail required in a DAS depends on the scale and complexity of the application, and the length of a statement varies accordingly. However, as directed by the NPPF in Para's 186 and 187 taking a positive approach to decision-taking and acknowledging that the Local Authority should look for solutions rather than problems, working proactively with the applicants to secure a development that improves the economic, social and environmental conditions of the area should the local authority feel at any stage that more information is required then we will be only too pleased to discuss and where possible provide it or make reasonable amendments.

1.05 The DAS will help to ensure that these development proposals are based on a thoughtful design process and a sustainable approach to access. We consider that proper consideration during the DAS process has improved the quality of the proposals. Also in preparing the design and access statement the designer has been involved and contributed in developing a scheme that properly considers the design and how it relates to its setting.

1.06 The DAS enables local planning authorities to better understand the analysis which has underpinned the design and how it has led to the development of the scheme. This helps negotiations and decision-making leading to an improvement in the quality, sustainability and inclusiveness of the development. This also helps to increase certainty for people affected by development and improve trust between communities, developers and planners. It also enables the design rationale for the proposal to be more transparent to both stakeholders and the local planning authority.

2.00 DESCRIPTION AND SITE CONTEXT

2.01 This is an Outline application for residential development with vehicular and pedestrian access and parking only from an existing, well established, access only to be determined at this stage.

2.02 The topography of the site and its immediate surroundings is general flat. Consideration for existing trees has been given to ensure that root protection zones are clear of foundations.

2.03 The site comprises part of a large rear garden to 44 Froghall Road along with a side access and area of land edged green that provides shared vehicle parking and manoeuvring area with number 36 Froghall Road.

2.04 The application seeks consent for a 3 bedroom 1½ storey detached dormered dwelling of about 121m² with a detached single garage along with additional adequate amenity land edged green for visitor car parking and garden area.

2.05 The land is in Flood Zone 1 and is not subject to flooding.

2.06 There is no contaminated or filled land, main sewers, pipelines or overhead electricity supplies that will affect the proposed layout.

2.07 The site is located close to Cheadle, a large town with all relevant services, which along with good public transport links makes the site highly sustainable. See Google Earth aerial view on the cover of this document. (Note the tree shown no longer exists).

3.00 PRINCIPLE OF NEW DWELLING

3.01 The application site lies within the Residential Development Boundary of Cheadle where the principle of development in sustainable windfall sites is identified in the NPPF para's. 48 and 49.

3.02 The predominant pattern of development around the site is predominantly of detached, semi-detached and terraced dwellings, laid out along principal routeways and secondary access roads with historic backland development. Development has been fairly haphazard following and infilling the routeways with no formal development pattern and with no strong building lines. Residential development in the area dates predominantly from Vicorian times, interspersed with development from the inter- and post World Wars.

3.03 There has been a recent housing development in an area abutting the south east of the site at Millbrook Gardens

3.04 Land to the east is school playing fields.

4.00 IMPACT ON THE APPEARANCE AND CHARACTER OF THE AREA

4.01 The site is located in part of a large garden to number 44 Froghall Road and is situated at the end of a short terrace adjacent number 36 Froghall Road and to the rear of number 34 Froghall Road. The proposal does not seek to 'cram' and the indicative siting demonstrates that the proposal would preserve and maintain characteristics of development in the area. The location is such that the proposed development would not have a harmfull impact on the character and appearance of the area.

4.02 The proposal would be seen in a residential context of established dwellings and their car parking and garden areas that are situated along Froghall Road.

4.03 The site provides a generous area of rear garden and due consideration has been given to Space About Dwellings meeting in full the Council's guidance i

ncluding Figures 1a, 1b, 2 and Figure 3 of Appendix 3 of the Staffordshire Moorlands Local Plan Adopted September 1998. There would be no adverse visual impact or loss of amenity for neighbouring properties.

4.04 The proposal for a dormered house type strikes an acceptable balance maintaining the scale and massing of the dwelling relative to existing dwellings in the area and maintaining the essential design features found in the area (eg the use of facing brickwork and pitched roofs. The proposed siting would maintain good separation to the boundaries maintaining important space about and between dwellings as stated in para 4.03.

4.05 Planning policy and guidance for this application is now drawn from the NPPF Section 7 Requiring good design; Section 11 Conserving and enhancing the natural environment.

5.00 RESIDENTIAL AMENITY CONSIDERATIONS

5.01 The indicative footprint identifies how a dormered 1½ storey house occupies the site with no overshadowing and providing acceptable levels of amenity for neighbouring residents, as well as future occupiers of the house.

5.02 The location of a dwelling is not unusual in an urban area and its location and design are configured to achieve greater than the Council's 10.5m, 14m and 21m minimum Space About Dwellings (SAD) and the 6m SAD distance between principal windows and a site boundary thus removing any overlooking of neighbouring properties as well as the 25˚ requirement outlined in para 4.03.

5.03 Garden areas for both the proposed and the existing dwelling (no.44) would be in excess of minimum planning guidance requirements.

5.04 Planning policy and guidance for this application is now drawn from the NPPF Section 11 Conserving and enhancing the natural environment.
Space About Dwellings Supplementary Guidance

6.00 POLICIES

6.01 National Guidance

National Planning Policy Framework (March 2012)

6.02 Principle – Policies and Guidance

National Planning Policy Framework – Paragraphs 9, 17 (Core Principles)
Section 6 – Delivering a wide choice of high quality housing;

6.03 The NPPF further serves to support the proposals as it includes a core principle (paragraph 17) to proactively drive and support sustainable economic development to deliver homes and thriving local places. Paragraph 9 also states that pursuing sustainable development involves widening the choice of high quality homes.

6.04 Amenity – Policies and Guidance

NPPF – Paragraph 17 – Core Principle – seek to secure a good standard of amenity
Supplementary Planning Guidance (SPG) – Space about Dwellings (SAD)

6.05 Highways - Policies and Guidance

NPPF - Section 4 on sustainable transport

6.06 Access to the site is directly from Froghall Road via an existing private drive with a substantial area for parking and manoeuvring space. Visibility from the drive into Froghall Road exists to an acceptable level.



Access – View from south on Froghall Road towards entrance



Access – View from north on Froghall Road towards entrance

6.07 The site is within walking distance of the usual amenities found in an urban location as well as to a regular bus service along Froghall Road.

6.08 The submitted plan shows adequate spaces for car parking for a 3 bedroom house including a single garage.

6.09 Drainage - Policies and Guidance

6.10 There is no substantive evidence that the proposed development would give rise to any flood risk or drainage problems. There is no statutory requirement to consult the Environment Agency.

6.11 The mains sewer in Froghall Road will be used for foul drainage. Surface water is required by Building Regulations to be discharged to soakaways. A rainwater harvesting installation would be provided.

NPPF – Section 10; Meeting the challenge of climate change, flooding and coastal change

6.12 Trees – Policies and Guidance

6.13 There are no trees that would affect the proposal.

NPPF – Section 11: Conserving and enhancing the natural environment

6.14 Wildlife – Policies and Guidance

The site is domestic garden and contains no ponds or other notable habitat for or evidence of protected species.

NPPF – Section 11: Conserving and enhancing the natural environment

6.15 Planning obligations – Policies and Guidance

NPPF – paragraphs 203 to 206

7.00 KEY FEATURES OF THE SITE

7.01 Scale

The scale of the dwelling will be restricted to no more than 1½ storeys to ensure that it fits comfortably into its setting.

7.02 Appearance

The house will be designed to be sympathetic with the best of the local housing in the area. It will not precisely duplicate the building details from the area but will draw from the palette of colours and mix of materials. It is anticipated that the predominant building materials will be orange/red bricks for walls blue/grey plain tiles for roofs. The use of cast stone detailing should provide visual interest.

7.03 Landscaping

A hard landscaping scheme is to be provided along with reinforcing the existing soft landscape boundary treatments using compatible materials and plant stuff that blend with the surroundings.

7.04 Generally soft landscaping will be as described in the layout section where retention of the existing perimeter hedges and trees will be supplemented with carefull planting of new indigenous species trees and shrubs. The developer will be encouraged to use bat and insect friendly species in the planting.

7.05 Hard landscaping will include high quality materials such as riven sandstone pavings and permeable coloured concrete paviors.