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# Supporting Statement

# Erection of dwelling on land adjacent to No. 40 The Green, Kingsley

April 2019

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| Project | Land adjacent to No. 40 The Green, Kingsley, ST10 2AL |
| Client | Mr R Holmes |
| Reference | 759 |
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# Contents

1 Introduction ..... 3
2 Site and Context ..... 3
3 Planning History ..... 4
4 Planning Policy Context ..... 5
National Planning Policy Framework ..... 5
Staffordshire Moorlands Core Strategy (2014) ..... 6
5 Planning Considerations ..... 7
Principle of Development ..... 7
Repositioning of dwelling ..... 8
Repositioning of access and driveway ..... 9
7 Conclusions ..... 9

# 1 Introduction

1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.

1.2 The author of this statement, Teodora Golemdzhiyska graduated from University of Liverpool with a 1st Class Masters in Town and Regional Planning. She is a Licentiate Member of the Royal Town Planning Institute and is currently working as a Graduate Planner in the private sector.

# 2 Site and Context

2.1 The application site lies adjacent to 40 The Green which is located within the built context of Kingsley, a settlement approximately 2.8km north of Cheadle.

2.2 The site is currently a building plot. The site is enclosed by a 1.2m blockwork wall with timber fence and conifer hedge to the north, a 1m hedge to the east and a 2m timber fence along the west boundary. The southern boundary fronts the highway and has no formal boundary treatment.

2.3 The site is flanked by residential properties and occupies a position within a defined frontage. Properties within the immediate surroundings are predominantly traditional in character, constructed mainly of red brick and tile, and some render.

2.4 In terms of planning constraints, the site is not located within a conservation area and is located within Flood Zone 1, where there is a low probability of flooding. There are no protected trees on site and the site is not of high ecological value. The site and its

surroundings are shown on the following photograph.




*Figure 1 – Aerial photograph of site and surroundings*

## 3 Planning History

3.1 The site previously benefited from planning permission for the erection of a detached two-storey dwellinghouse under application ref: SMD/2017/0313. The approved scheme is a detached, two-storey dwelling with associated parking and private amenity space to the north-west of the proposed dwelling.

3.2 The approved dwelling has not been constructed yet. During the setting out process it became apparent that the approved scheme did not work. Following a topographical survey of the site the proposal has been revised accordingly.

3.3 The main modifications include the re-siting of the parking to the south of the dwelling which presents a less contrived access and driveway and delivers a more

practical arrangement in terms of the relationship between the private amenity space and the parking area. The private amenity space will remain to the rear.

3.4 The application proposes the erection of a detached, two-storey residential dwelling with associated parking to the south of the dwelling and private amenity space to the north. The dwelling will be accessed using the existing access from The Green via a private driveway.

3.5 The proposed dwelling will fill a gap within a built up frontage along The Green where properties are in the main set back from the road at varying intervals. The proposed dwelling will be constructed of brick and tile and will exhibit traditional design and proportions displayed on properties within the immediate context including rendered sills and a chimney stack on the end gable.

# 4 Planning Policy Context

## National Planning Policy Framework

4.1 Section 5 of the NPPF relates to delivering a sufficient supply of homes to support the Government's objective of significantly boosting the supply of homes. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed including, but not limited to, those who require affordable housing, families with children, older people etc.

4.2 Paragraph 117 states policies and decision should promote an effective use of land and encourages the use of previously-developed land. The effective use of land should help meet the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

4.3 Chapter 12 of the Framework houses a number of relevant paragraphs relating to the importance of appropriate design. Paragraph 124 encourages the creation of high quality buildings which raise the quality of the built environment and create better places in which to live and work. Paragraph 127 advises that decision makers should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture and appropriate landscaping.

## Staffordshire Moorlands Core Strategy (2014)

4.4 The Core Strategy was adopted in March 2014 and contains a number of policies relevant to the determination of this application, these are listed as follows.

**SS6a Larger Villages**

Policy SS6a of the Core Strategy which gives priority to the reuse and regeneration of existing redundant, underused or surplus sites within suitable locations.

**H1 New Housing Development**

The policy permits residential development and redevelopment on windfall sites within the development boundaries of the towns and larger village. All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future residents and existing occupiers.

**DC1 Design Considerations**

All new development should be of high quality and incorporate detailing and materials which positively contribute to the character of the area in line with the Council's Design SPD. Proposals should be designed to respect the site and its

surroundings in terms of scale, density, layout, siting, landscaping, character and appearance.

# 5 Planning Considerations

## Principle of Development

5.1 The principle of a residential dwelling within this location is established by the permission granted in May 2017 (LPA ref: SMD/2017/0313) and therefore complies with the initial criteria of local and national policies.

5.2 The approved scheme does not properly address the constraints of the site. On this basis the applicant has put forward an amended scheme which proposes a less contrived access and driveway, and seeks to reposition the dwelling towards the centre of the plot as to circumvent issues with the inclined topography of the site, which proved a constraint during the construction phase of the previous application.

5.3 The scheme proposed in this application offers opportunity for comprehensive redevelopment which results in a more desirable and sensitive scheme for both future residents, and existing properties neighbouring the site given that the driveway will no longer run adjacent to No.40 The Green, thus minimising potential amenity impacts.

5.4 The key matters relevant to the determination of this application are therefore the consideration of the proposed re-siting of the dwelling and the revised parking arrangement, these will be considered in turn below.

## Repositioning of dwelling

5.5 Paragraph 124 of the NPPF encourages the creation of high quality buildings which raise the quality of the built environment and create better places in which to live and work. This guidance is reinforced in Policy DC1 of the Core Strategy which states proposals should be designed to respect the site and its surroundings in terms of scale, density, layout, siting, landscaping, character and appearance.

5.6 The accompanying Site Plan shows the dwelling set further back from the highway. The dwelling will still however respond appropriately to its context. The dwelling is set between the plane of the front elevations of the row of properties adjoining No.40 The Green. The proposed repositioning of the dwelling reflects the character and grain of built form in this location and therefore complies with Policy DC1.

5.7 In regard to neighbouring amenity the repositioning of the dwelling will not impact on the overall height of built form on site and the proposal will sit acceptably within the street scene. The proposed dwelling will be set at a similar floor level and height to that of properties fronting The Green to the south-west of the site and will not therefore result in overbearing effects to these properties. Properties to the north, east and west sit 2m higher than the level of the proposed dwelling which ensures no overshadowing or overbearing impacts.

5.8 The dwelling remains sufficiently distant from neighbouring residential properties flanking the site, in particular the dwelling is set 16.5m from the property to the north and 11m from the property to the west. The dwelling is sited such that there will be no overlooking to principle windows to property to the west.

5.9 Given the above the amended scheme achieves a satisfactory relationship with existing properties and will not therefore impact neighbouring amenity.

### Repositioning of access and driveway

5.10 The previously approved scheme failed to address the site constraints in terms of topography and change in levels and the approved scheme results in an inclined, contrived driveway which would have been to the detriment of future residents and neighbouring properties, in particular those properties which immediately flank the site to the north-west.

5.11 The scheme proposed in this application locates the access and driveway to the front of the property which is considered a more suitable location. The amended driveway seeks to extend the existing drop kerb. The scheme does not alter the number of proposed parking spaces or the size of the turning area.

5.12 The repositioning of the driveway will not therefore impact on the safe and efficient use of the highway.

5.13 Given the above, the scheme proposed in this application delivers a more comprehensive and contextually appropriate proposal in line with both national and local guidance on design principles. The improvements to the arrangement of built form on site and the applicants drive to secure high quality development should be given significant weight.

## 7 Conclusions

7.1 The application site benefits from permission to erect a detached, two storey dwelling under application SMD/2017/0313 however the previously approved scheme does not offer high quality development and owing to a number of issues during the early stages of construction the applicant seeks to submit an improved scheme.

7.2 The proposed scheme overcomes the topographical constraints of the site and delivers improved access arrangement which respects the surroundings in terms of density, layout and siting and appears contextually appropriate.

7.3 The proposal would not harm the amenities enjoyed by future residents or amenities of neighbouring residential properties, nor will it impact the safe and efficient use of the highway network.

7.4 The amended scheme therefore accords with both local and national policies and it is therefore respectfully requested that this application be approved.