Rob Duncan
Planning
Consultancy

PLANNING STATEMENT

2 POST LANE, ENDON

FEBRUARY 2019

Site Address:
2 Post Lane, Endon, Staffordshire, ST9 9DT

Applicant:
Mr. M. Leese

Proposal:
Demolition of existing dwelling and erection of 2no. detached dwellings

Planning Statement:
Date Issued: 15th February 2019
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Report Prepared By:
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1 Introduction

1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. M. Leese to seek full planning permission for the demolition of the existing detached dwelling at no.2 Post Lane, Endon, and its replacement with 2no. detached dwellings.

1.2 The existing dwelling on site is a two bedroomed, detached, two storey dwelling which sits within a large plot. It is proposed to demolish the existing dwelling and its somewhat ramshackle outbuildings, and erect two new dwellings in its place. The proposed dwellings will be two storey in nature and will each occupy a total floor area of 165m^2. Their accommodation will encompass an open plan kitchen / diner, lounge, utility, hallway and integral garage at ground floor, with four bedrooms (one ensuite) and bathroom at first floor.

1.3 Vehicular access to the site is to be taken direct off Post Lane via two new vehicular access points. These will both encompass the provision of turning space in order to enable vehicles to exit the site in a forward gear, and parking for three vehicles will also be accommodated for each dwelling. To the rear of the dwellings it is proposed to create areas of private amenity space for each of the dwellings.

2 Site & Surroundings

2.1 The application site comprises a rectangular shaped parcel of land which extends to approximately 0.1 hectares in area. It is currently in residential use, and has the existing two-storey dwelling located adjacent to the northernmost boundary. The dwelling is set back further from the highway than the neighbouring properties on either side and there is a large gap of

approximately 12 metres between the side elevation of the dwelling and the southern site boundary. Residential properties are located to the north and the south of the site, with agricultural land to the rear. Post Lane encloses the western boundary of the site. The site as a whole lies a short distance from the various services and facilities on offer within the village, and is located within the defined settlement boundary. The existing dwelling is not statutorily listed, nor does it constitute a non-designated heritage asset.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase 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. The Development Plan for this area comprises the Staffordshire Moorlands Core Strategy (2014) of which the following policies are considered to be of relevance:

3.2 **Policy SS1a** of the Core Strategy states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in the Core Strategy will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole;*

- *or specific policies in that Framework indicate that development should be restricted.*

3.3 **Policy SS2** of the Core Strategy relates to the 'Future Provision of Development' and states that provision will be made for 6000 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands (excluding the Peak District National Park) during the period 2006 to 2026.

3.4 **Policy SS3** of the Core Strategy relates to the 'Distribution of Development' and states that housing will be located in accordance with the Spatial Strategy and will be distributed between the towns and rural areas. It identifies that some 28% of new housing over the plan period will be delivered within the rural areas.

3.5 **Policy SS6A** of the Core Strategy relates to the 'Larger Villages Area Strategy' and states that these settlements (of which Endon is one) shall retain and enhance their role as rural service centres, providing for the bulk of the local housing needs of the rural areas. The policy goes on to state that their role as rural service centres will be enhanced by protecting services and facilities which are essential to sustain rural living, and that local housing needs will be met by increasing the range of available and affordable housing types and allocating a range of deliverable housing types primarily within the urban area in location across the village with good accessibility to local services and facilities.

3.6 **Policy DC1** of the Core Strategy relates to 'Design Considerations' and states that all development should be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD. It goes on to state that new development should (amongst others):

- *be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;*

- *be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance;*

- *protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping;*

- *provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use; ensure that existing drainage, waste water and sewerage infrastructure capacity is available.*

3.7 **Policy NE1** of the Core Strategy seeks to ensure that the biodiversity and geological resources of the District and neighbouring areas will be conserved and enhanced by positive management and strict control of development. It will achieve this by a number of measures including, inter-alia:

- *Resisting any proposed development that could have an adverse effect on the integrity of a European site alone or in combination with other plans*

or projects unless it can be demonstrated that the legislative provisions to protect such sites can be fully met.

- *Conserving and enhancing any Sites of Special Scientific Interest. The Council will not permit any development proposal which would directly or indirectly (either individually or in combination with other developments) have an adverse effect on a Site of Special Scientific Interest.*

- *Conserving, and enhancing regional and locally designated sites. The Council will not permit any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests including ancient woodland, unless it can be demonstrated that:*

  - *There is no appropriate alternative site available; and*
  - *All statutory and regulatory requirements relating to any such proposal have been satisfied; and appropriate conservation and mitigation measures are provided; or if it is demonstrated that this is not possible*
  - *The need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented.*

- *Ensuring development where appropriate produces a net gain in biodiversity, and ensuring that any unavoidable impacts are appropriately mitigated for*

4 Other Material Considerations

National Planning Policy Framework (July 2018)

4.1 The National Planning Policy Framework sets out a presumption in favour of sustainable development, and includes policies, *inter-alia*, relating to housing land supply, securing high quality design, ecology and highway safety. The content of the NPPF has been taken into account in the preparation of this application and is discussed in more detail within the Planning Assessment below.

Staffordshire Moorlands Design Guide SPD (2018)

4.2 This document sets out guidance aimed at securing good quality design, and confirms that the architectural style of new development should be guided through an assessment and understanding of the character and context of the area, going on to confirm that sites may be capable of accommodating both contemporary and traditional forms of development that are high quality and functional. The content of the SPD has been taken into consideration in the preparation of the application and is referred to in more detail within the Planning Assessment below.

Staffordshire Moorlands Housing Land Supply Statement (March 2018)

4.3 This document sets out the Local Authority's performance in respect of housing land supply and housing delivery up to March 2018. It confirms that the Local Authority has a deliverable supply of housing land equivalent to 1.8 years supply. The content of this document is discussed in more detail within the Planning Assessment below.

5 Planning Assessment

Principle of Development

5.1 The application site lies within the settlement boundary of Endon, as defined by the previous 1998 Local Plan. It is furthermore proposed that the site be retained within the settlement boundary of Endon within the emerging Submission Version Local Plan. Endon comprises one of the larger villages, as defined by policy SS6A, wherein the bulk of new housing growth for the rural areas is to be accommodated. The proposed development will fully accord with the adopted development strategy for the District, as set out in policies SS2, SS3 and SS6A of the Core Strategy and the principle of development is therefore considered to be acceptable.

Design & Layout

5.2 The character of this part of Endon village is dominated by detached and semi-detached dwellings, arranged in a ribbon pattern of development along the eastern side of Post Lane. The dwellings within the locality nevertheless exhibit a wide variety of architectural styles, scales and palette of materials. There is a mixture of two storey and single storey dwellings, a mixture of hipped and gabled roofs, varying fenestration patterns and a mixed palette of materials, including red and brown facing brickwork and render. There is no strong prevailing vernacular to respond to.

5.3 The proposed dwellings encompass a two-storey scale, which is in keeping with the dwellings located to the immediate north and south of the site. The accompanying streetscene drawing furthermore demonstrates that the proposed scale of the dwellings will be in keeping with the scale of the properties on either side and will not appear dominant within the locality. The dwellings also respect the building line which is established by the neighbouring properties to the north and south, and consequently will not

appear out-of-keeping with the strongly defined settlement pattern that is observable.

5.4 The dwellings adopt a gabled style of design which is not considered to be unduly harmful to the character of the area, having regard to the preference for such roof types within the Design SPD, and the variance in the character of the surrounding area. The proposed front projecting gables are also subservient to the main ridgeline, and such features are not uncommon within the immediate locality, with a number of properties exhibiting front projecting elements. Header detailing is also incorporated above the first floor windows, with a bay window proposed at ground floor. Bay windows are also commonplace within the locality, and consequently this feature will not be at odds with its surroundings. It is also proposed to construct the dwellings from red facing brickwork, and a grey tiled roof, which will assist in assimilating the development into its surroundings. As a consequence the development is considered to accord with the provisions of policy DC1 of the Core Strategy, the relevant provisions of the NPPF and adopted Design SPD.

Residential Amenity

5.5 The submitted proposal has been designed to ensure that the development will not derive any conflict with the Local Authority's space about dwellings standards. The neighbouring properties are noted to have a number of smaller windows in their respective side elevations, in particular no.1, but these are not principal windows, and thus no conflict with the space about dwellings standards will arise. There will also be no conflict with the 45 degree standard as demonstrated on the submitted site plan. It is therefore concluded that the proposed development will not derive any material adverse impact to the amenity of the neighbouring occupiers, and thus accords with the relevant provisions of policy DC1 of the Core Strategy.

5.6 In terms of the amenity of future occupants of the dwellings, each property will benefit from an area of private amenity space to the rear in excess of 150m^2. This far exceeds the recommended minimum standard of 65m^2 as set out in the Local Authority's space about dwellings standards. The total floor area of the dwelling, excluding its integral garage, furthermore exceeds the minimum floorspace requirements for a four bedroomed property, as set out in the DCLG Technical Housing Standards. As a consequence, future occupiers of the dwellings will be afforded an acceptable level of residential amenity, and the proposal is therefore in accordance with the relevant provisions of policy DC1 of the Core Strategy in this regard.

Highway Safety

5.7 The application proposes the creation of two vehicular access points to replace the existing vehicular access, with each property provided with an area of manouvering space to enable vehicles to exit the site in a forward gear. The project architect has had informal pre-application discussions with the Local Highway Authority prior to the preparation of the application, where it was confirmed that visibility on egress was acceptable. The visibility is aided by the wide highway verge that is located in front of the existing frontage hedgerow.

5.8 Each dwelling will also benefit from the provision of three parking spaces, and consequently the development will not give rise to a demand for on-street parking. The proposed development is therefore considered to be acceptable from a highway safety perspective, and meets the relevant requirements of paragraphs 108 and 109 of the NPPF.

Protected Species

5.9 Owing to the proposed demolition of the existing dwelling, the applicant has commissioned a bat and bird survey to accompany the application. The

survey concludes that there is no evidence of bats using the building as a place of shelter, nor any evidence of birds nesting in the buildings. It was furthermore noted that there are no roosting opportunities for bats in the property, although some nesting opportunities for birds were identified in the garage building.

5.10 In the interests of achieving a net gain in biodiversity, the survey recommends that a brick built bat box be incorporated into the fabric of one of the new dwellings. The applicant is agreeable to this, and it can be secured by way of a positively worded planning condition. In doing so the development will accord with the provisions of policy NE1 of the Core Strategy, and paragraphs 175 of the NPPF.

Other Considerations

5.11 The National Planning Policy Framework sets out a presumption in favour of sustainable development, and requires local authorities to maintain and update annually a supply of specific sites sufficient to provide a minimum of five years worth of housing against their identified housing requirements (plus 20% buffer). The Staffordshire Moorlands Housing Land Supply Statement (March 2018) confirms that the Local Authority is currently unable to demonstrate a five year deliverable supply of housing (1.8 years supply), and as a consequence, the so called 'tilted balance' is engaged. In such circumstances planning permission should be granted unless:

> *"any adverse impacts of doing so* ***would significantly and demonstrably*** *outweigh the benefits, when assessed against the policies in the Framework as a whole"* (my emphasis).

5.12 The proposed development will secure the delivery of one additional dwelling (net) which will make a valuable contribution towards addressing

the chronic shortfall in housing land supply within the District. The proposal will also benefit the local economy, both to local tradespeople during the construction phase, and through the associated expenditure arising from the creation of one additional household (net) and additional council tax receipts. Such economic and social benefits are considered to be worthy of significant weight. The application will also deliver environmental benefits as a consequence of delivering new development in a sustainable location, with future occupiers able to readily access local services and facilities on foot or by bicycle. There are also regular public transport connections available a short walk away on the Leek Road.

5.13 These collective benefits are not considered to be significantly and demonstrably outweighed by any adverse impacts, and consequently planning permission should be granted for the proposed development in accordance with the titled balance in favour of approval set out in paragraph 11 of the NPPF and policy SS1A of the Core Strategy.

6 Conclusion

6.1 It is submitted that the proposed development constitutes a sustainable form of development having regard to the following conclusions:

- *The proposal involves the erection of dwellings within the defined settlement boundary of Endon, and is in accordance with the adopted development strategy for the District;*

- *The design and layout of the development in in keeping with the varied character of the surrounding area will not result in any significant and demonstrable adverse harm;*

- *The proposed development will not derive any significant and demonstrable adverse harm to neighbouring residential amenity;*

- *The proposed development will provide an appropriate level of residential amenity for future occupants;*

- *The proposed means of vehicular access and provision of off-street parking will ensure that there is no adverse harm to highway safety in the locality;*

- *The proposed development will not derive any material harm to protected species.*

- *The Local Authority is unable to demonstrate a five year deliverable supply of housing so the tilted balance in favour of approval is engaged;*

- *The proposal will derive a number of benefits in terms of the economic, social and environmental dimensions of sustainable development, and these benefits are significantly and demonstrably outweighed by any adverse impacts*

6.2 The proposed development is therefore in accordance with policies SS2, SS3, SS6A, DC1 and NE1 of the Staffordshire Moorlands Core Strategy, the relevant policies of the National Planning Policy Framework, and the adopted Design Guide SPD.

6.3 The Local Authority is therefore respectfully requested to grant planning permission for the proposed development.