Design & Access Statement

Proposed dwelling

on site at

Cheadle Road,
Kingsley,
Staffs
ST10 2AP

for

Mr P Wright

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Robert Berry MCIAT
Architectural Services

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1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Government's changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System*, which came into effect on 10 August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design and Access Statements; how to write, read and use them.*

1.3 This is a full application and proposes the demolition of an existing vacant workshop and the construction of detached bungalow.

2.0 Uses/Planning Policy

2.1 The site itself contains a single storey workshop which has recently been unused and whilst a conversion was considered the poor structural condition and lack of rear private amenity area determined that a new dwelling of a similar shape and form would be more appropriate,
The site is set within an area that is predominantly residential in character comprising a mixture of house types predominantly 2 storey in scale,
The site sits within the Kingsley village development boundary as defined within the local plan.

2.2 There are a number of adopted Core Strategy policies which are relevant to this application. These comprise;

- SS1 'Development Principles'
- SS1a 'Presumption in Favour of Sustainable Development'
- SS2 'Future Provision of Development'
- SS3 'Distribution of Development'
- SS4 'Managing the Release of Housing Land'
- SS6 'Rural Areas'
- SS6c 'Smaller Villages'
- SD1 'Sustainable Use of Resources'
- H1 'Housing Development'
- R1 'Rural Diversification'

2.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of development proposals must be made in accordance with the Development Plan unless material considerations indicate otherwise. The adopted Core Strategy (March 2014) is the key development plan document for the purposes of decision-making. There are a number of adopted Core Strategy policies which are relevant to this application. These comprise;

- SS1 'Development Principles'
- SS1a 'Presumption in Favour of Sustainable Development'

- SS2 ‘Future Provision of Development’
- SS3 ‘Distribution of Development’
- SS4 ‘Managing the Release of Housing Land’
- SS6 ‘Rural Areas’
- SS6c ‘Smaller Villages’
- SD1 ‘Sustainable Use of Resources’
- H1 ‘Housing Development’
- R1 ‘Rural Diversification’

2.4 National planning advice and guidance is set out in the National Planning Policy Framework (NPPF) which re-affirms that development proposals which accord with the development plan should be approved without delay and where the development plan is absent, silent or its policies are out of date permission should be granted unless, inter alia, the proposal’s adverse impacts would significantly outweigh the benefits.

2.5 In relation to housing proposals, the NPPF seeks, at para.47, to boost significantly the supply of housing by a number of means, including the need for local planning authorities to identify and update annually a supply of specific, deliverable sites sufficient to provide 5 years worth of housing against their housing requirements. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Importantly, it adds that relevant policies for the supply of housing should not be considered up to date where a five year supply of deliverable housing sites cannot be demonstrated. In this case, the absence of a five year supply is clear and as such, policies relating to the provision and distribution of housing must be considered as either out of date or attract little weight in the decision making process.

2.6 Policies SS4 and SD1 both promote a preference for the development of brownfield sites; the application proposal utilises brownfield land within the curtilage of an existing commercial enterprise.
National planning advice and guidance is set out in the National Planning Policy Framework (NPPF) which re-affirms that development proposals which accord with the development plan should be approved without delay and where the development plan is absent, silent or its policies are out of date permission should be granted unless, inter alia, the proposal’s adverse impacts would significantly outweigh the benefits
As the relevant development plan policies are clearly out of date in relation to housing supply and distribution, the application proposal must be determined in accordance with the requirements of paragraph 14 of the NPPF which supports sustainable development and requires, where the development plan is absent, silent or relevant policies are out of date, as is the case in this instance, that such development be granted permission unless,

“— any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
— specific policies in this Framework indicate development should be restricted.”

In terms of para. 14 of the NPPF, the application site is not within an area where specific policies require development to be restricted (eg green belt) but it is necessary to consider whether the proposal will have adverse effects which outweigh its benefits and whether it represents sustainable development.

Although the application proposal is relatively modest in scale, it does deliver significant benefits and satisfies the roles of sustainable development as set out in the NPPF (para 7). In economic terms it will provide employment during the construction phase. A social role will be satisfied through the provision of a new dwelling which will help to meet unmet housing need in the District where the availability of suitable land to meet housing needs is severely deficient. In addition,
In environmental terms, the application involves the use of a brownfield site. The site's redevelopment will not result in the loss of trees or habitats.

Overall, it is considered that the proposal is not in conflict with adopted policy on the basis that the relevant policies of the development plan, including those relating to the spatial distribution of new housing, are out of date. Little or no weight should be attached to relevant development plan policies which seek to direct new housing to settlements.
The proposal derives general and specific support from the NPPF, notably paras 47 and 49. The proposal delivers tangible benefits and any harmful impacts arising from this scheme, which in any event are difficult to identify, do not significantly and demonstrably outweigh the benefits. As such, and in accordance with the NPPF paragraph 14 imperative, the application should be approved.

3.0 Amount

3.1 This application seeks permission for the demolition of an existing workshop of 80sqm and the construction of a small bungalow having an approximate internal footprint areas of 55sq m which would provide a 2 bedroomed dwelling.

3.2 The dwellings would be set in reasonably sized plots within a total site area of approx. 210 sq m.

3.3 It is considered that the site can accommodate the proposed dwelling whilst achieving an reasonable private amenity garden area all around the property

4.0 Layout

4.1 The layout, has been determined to make the most efficient use of the site whilst also ensuring that the character and amenity of the locality is not compromised. Insofar as it sited on a similar footprint to the existing structure albeit sited slightly further forward, Furthermore, it ensures that reasonable separation distances can be achieved between the new and existing properties adjoining the site.

The layout has been further influenced by the requirement to provide suitable living accommodation on a restricted site width .
Account has been taken of the need to avoid impacting on the amenity and privacy of the dwellings immediately adjacent to the application site and by providing additional boundary cover and screening to ensure that any resultant development should not have any adverse visual impact.

The layout has been designed to make the most efficient use of the site whilst ensuring that the character and amenity of the locality is not compromised.

4.2 The layout of the proposal has been influenced by the site constraints and character of the semi rural area and dwellings found elsewhere in the vicinity with the aim being to provide a property which will sit comfortably within the locality and refect the structure that is being replaced.

5.0 Landscape

5.1 It is intended to provide a detailed landscaping scheme as a condition of any planning consent and so only the general principles are described in this statement.

5.2 The site presently has very little existing landscaping being a former worshop covering the full width of the site with an unkempt grassed area and access area to the frontage,
It is proposed that new tree /hedge planting will be provided to the periphery of the site with new timber panel fencing to the rear to screen the private rear garden area that is being formed
The private rear garden areas will be predominantly laid to lawn together with further grassed areas to the frontages which will also incorporate hard landscaping to form car parking an ornamental tree and shrub planting to the frontage to soften the impact within the streetscene.

6.0 Appearance/Scale

6.1 In the immediate vicinity of the site the dwellings are predominantly a mixture of Terraced Cottages and larger detached dwellings predominantly 2 storey in scale
The adjoining properties are of simple traditional architectural style comprising tiled pitched roofs set above red brick walls.
The Existing workshop is of a tall single storey scale of a simple functional form again comprising red brick below a pitched tiled roof
The proposals would continue this existing simple urban theme utilising a pallet of traditional materials.

6.2 The proposal would continue this existing simple theme utilising a pallet of traditional materials appropriate for the locality and incorporating contrasting stone heads and cills,
The proposed dwelling would be single storey in scale with the roof form replicating the existing building albeit with a small projecting gable to the frontage to provide an element of interest,

7.0 Access

7.1 For the purpose of this statement compliance with the current edition of the Building Regulation part M is assumed to be covered with the detailed design and proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

7.2 For the purposes of the statement of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

All entrances into the buildings will be fully compliant with Part 'M' of the Building Regulations having a level approach and entrance door threshold.

A ground floor WC is provided to the property and all internal doors will be of a sufficient width to suit all users.

7.3 The site is currently accessed via an existing entrance off Cheadle Road which will be retained with 2 no off highways car parking spaces provided, .

7.4 The site is considered to be situated in a reasonably sustainable location being within walking distance of Bus routes to Uttoxeter , Cheadle, Leek and Hanley