SAMMONS Architectural LIMITED

Chartered Institute of Architectural Technologists

10 Cawdry Buildings
Fountain Street
Leek, Staffordshire, ST13 6JP
Tel / fax 01538 386002
e-mail info@sammonsltd.co.uk

PLANNING, DESIGN & ACCESS STATEMENT



PROPOSAL : ERECTION OF A SINGLE DWELLING AND GARAGE

ADDRESS : LAND ADJCAENT TO PROSPECT HOUSE FARM, SUTHERLAND ROAD, LONGSDON, STOKE ON TRENT, ST9 9QD

APPLICANT : MR & MRS MCDERMOT

DATE : JUNE 2019 JOB No. : 2018-2381

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1.0 INTRODUCTION

1.1 Sammons Architectural Ltd have been appointed by Mr & Mrs McDermott to prepare and submit a full planning application for the erection of a single dwelling and garage on land adjacent to Prospect House Farm, Sutherland Road, Longsdon. The application is accompanied by a full set of drawings and an ecological survey which should be read in conjunction with this statement. This application follows the refusal of planning application SMD/2018/0788 for the following reasons:-

> 1. The proposed development, by virtue of its siting within the plot, would result in a poor form of design which is out of keeping with the existing pattern of development; thereby resulting in significant harm to the overall character and appearance of the street scene, contrary to Policies SS1 and DC1 of the Staffs Moorlands Core Strategy and Paragraph 127 of the NPPF
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> 2. The proposed development, by virtue of its positioning towards the front of the plot and relationship between principal elevations in neighbouring properties does not meet the minimum space standards as set out in the Council's Space About Dwellings SPD, thereby resulting in significant harm to the living conditions of both properties with regards to a loss of privacy and overbearing impact contrary to Policy DC1 of the Staffs Moorlands Core Strategy, the Staffs Moorlands Space About Dwelling SPD, and Paragraph 127 of the NPPF

This resubmission proposes the repositioning of the proposed dwelling set further into the site to overcome these reasons. It can no longer be said that the proposal is out of character with other dwellings nearby, or is at odds with the Council's Space about Dwelling Standards.

1.2 This statement analyses the site, the proposal and the policy context within which it is made. Thereafter it provides justification for approval of the proposed development primarily on the basis that the site has an extant outline permission for the erection of a detached dwelling and garage (approved under reference number SMD/2018/0231) which was granted on the basis that the scheme would constitute infill development and the shortage of a five year supply of deliverable housing land in the Staffordshire Moorlands, and that the changes to the proposal from that proposed by planning application SMD/2018/0788 lead to an acceptable proposal.

1.3 This statement concludes that the proposed development would be in accordance with adopted Development Plan policies as it represents an appropriate form of infill development within a sustainable edge of village location without harm or detriment to the character and appearance of the surrounding area. Furthermore, it is not considered that the proposed development would be prejudicial to residential amenity, detrimental to highway safety or harm any established ecological interests.

2.0 SITE DESCRIPTION

2.1 The application site comprises of a broadly rectangular plot of land which extends to approximately 1.09ha. It lies within a loose ribbon of residential development on the western side of Sutherland Road Longson. A detached bungalow (Portree) lies to the north with Prospect House Farm to the south. Residential development lies on the opposite side of Sutherland Road to the east with open countryside to the west. The land which forms part of a larger paddock is open and falls away gradually from the highway in an east to west direction. The roadside

boundary is formed by a low drystone wall with a timber post and rail fence supplemented with shrubs and landscaping to the northern, southern and western boundaries.

2.2 For the purposes of the Development Plan the site lies within the Green Belt but in a location that is considered sustainable in terms of its proximity to services and public transport.

3.0 PROPOSAL

3.1 This is a full application which seeks consent for the erection of a single dwelling and detached garage on land off Sutherland Road, Longsdon. An outline consent testing the principle of residential development on the site for the erection of a single dwelling with detached garage and means of access was permitted in September 2018 under application number SMD/2018/0231 by the Planning Applications Committee. The application remains extant and is therefore a material and significant consideration in the consideration of this application. A Full Planning Application SMD/2018/0788 was refused at the May 2019 Planning Applications Committee following concern that the proposed dwelling was sited too close to the front boundary leading to it appearing out of character with neighbouring buildings, and leading to low levels of privacy and amenity for proposed occupiers of the proposed dwelling and existing occupiers of existing nearby dwellings.

3.2 The proposed two storey dwelling would essentially have a 'H' shaped footprint on the ground floor with a slightly reduced first floor. At ground floor it will contain an open plan kitchen/living and dining room at the rear of the building with a separate snug, study, entrance hall, utility room and w.c. at the front. At first floor it will provide a master en suite bedroom, three other bedrooms and a family bathroom. The proposed dwelling would have an eaves height of 4.4m and an overall ridge height of 7.63m and would be constructed with an Ibstock Birtley Olde English brick with a plain clay tile roof.

3.3 The proposed double garage, which would be located to the south of the proposed dwelling would have a footprint of 6.1 x 6.1m with an eaves height of 2.4m and an overall ridge height of 5.13m. A simple lean to structure which runs across the width of the building at the rear would provide a open log store. Again the building would be constructed from facing brickwork under a plain clay tile roof to match the host dwelling. As with the extant permission, the proposed means of vehicular access to the site would be directly off Sutherland Road via a newly created driveway in the south eastern corner of the plot. The application site would be demarked from the adjoining paddock with a post and rail fence.

4.0 HISTORY

4.1 **SMD/2018/0231** - Outline permission for the erection of a single dwelling and garage including access and layout with all other matters reserved. Approved with conditions.

SMD/2018/0788 – Full Application for the erection of a single dwelling and detached garage. Refused. Appeal lodged.

5.0 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 and the most relevant sections of the NPPF are considered to be:-

- 1 Introduction
- 2 Achieving sustainable development
- 4 Decision making
- 5 Delivering a sufficient supply of homes
- 6 Building a strong competitive economy
- 9 Promoting sustainable transport
- 11 Making effective use of land
- 12 Achieving well designed places
- 13 Protecting Green Belt land
- 15 Conserving and enhancing the natural environment

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); SS6 (Development in Rural Areas); SS6b (Smaller Villages Area Strategy); H1 (New Housing); R2 (Rural Housing); DC1 (Design Considerations) and DC3 (Landscape and Settlement Setting). 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.

6.0 ASSESSMENT

6.1 As set out above this is an application for the erection of a single detached dwelling. The key issues are considered to be:

- The Principle of development in particular whether the proposed development constitutes an appropriate form of infill development;
- The effect on the openness and visual amenity of the Green Belt and the purposes of including land within it;
- Means of Access;
- Layout;
- Biodiversity; and
- Any other material considerations.

Principle of development

6.2 The principle of residential development on this site has been previously established through the grant of planning permission SMD/2018/0231 which provided for the erection of a single detached dwelling with separate detached double garage. This permission remains extant and therefore is a material and significant consideration in the processing of this application as it constitutes an established fall back position against which this alternative proposal must be assessed.

6.3 The committee report on the refused application concluded that "the application site represents limited infill within a village and therefore accords with Paragraph 89 of the NPPF. The application therefore comprises a sustainable form of development within the Green Belt and is acceptable in principle subject to all other relevant considerations". The principle of development is therefore considered to be acceptable and in accordance with current planning policies.

The effect on the openness and visual amenity of the Green Belt

6.4 The NPPF confirms that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, and confirms that their essential characteristics is their openness and permanence. Sutherland Road in this location is characterised by a mix of housing types and sizes. The application site makes a very limited contribution to the openness of the Green Belt at this point due to its topography and screening.

6.5 Whilst the provision of a single dwelling would result in some loss of openness to what is effectively a green and undeveloped site it is considered that any loss of openness would be minimal as it would be mitigated to a large degree by the presence of houses and field boundaries in the wider area. The erection of a single dwelling on the site would ensure that the proposed development would be in keeping with the scale and density of the locality and would continue the ribbon of development along Sutherland Road. There would be no material harm to the visual amenity of the Green Belt and the proposed development would therefore be compliant with adopted Development Plan policies.

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 proposed layout of the development is similar to that previously approved on the site in the respect that it proposes a modest single dwelling and detached garage which sits centrally within the plot with its axis running in a north to south direction and positioned within the building line of Portree to the north. The size of the application site and the footprint of the proposed dwelling would be consistent with that previously approved at outline stage and other properties within the immediate vicinity such as Wishwood and The Lodge. The dwelling is set back some 10m from the public highway and as a result would have a principal elevation 22.5m distant from the principal elevation of Wishwood and therefore compliant with the Council's adopted Space About Dwellings standards, and which is consistent with the existing building line for properties on this side of Sutherland Road.

6.8 The means of access into the site has been retained in the same position as previously approved. Parking and turning would be provided to the front of the garage building and the dwelling would be served with a modest front garden and larger private amenity space at the rear. These features are considered to generally reflect the pattern of development on Leek Road at this point. This area of Sutherland Road is characterised by a mix of building forms and styles from single storey bungalows to Victorian semis, detached farmhouses and more modern two storey development. There is also a degree of variation in terms of how these present themselves to the street scene with some sitting hard up against the carriageway and others set further back. Some have their axis running in a north to south direction and others such as Prospect House have theirs running in an east to west direction. There is also a varied mix of building materials with stone, brick and render all evident within the immediate locality.

6.9 The proposed dwelling would sit gable end on to the rear elevation of Prospect House Farm and the existing mature tree and shrub planting will provide adequate screening and a separation distance of some 30 metres will be achieved between the two interfaces. Portree to the north sits at a slightly higher ground level than the application. Whilst there is a window in the side facing gable of this building it is a secondary window only and therefore afforded no protection under the Council's adopted Space About Dwellings standards. Whilst a projecting bay on the rear elevation of the building is angled towards the application site this would only provide views of the rear most part of the site and the proposed building has been set sufficiently forward to avoid any direct relationship. It is therefore considered that the proposed development will not result in any overlooking or loss of amenity. Overall 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

6.10 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".

6.11 Vehicular access to the site has been retained in the position of that previously approved under the extant permission and will comprise of a single access point directly located in the south eastern corner of the plot taken directly of Sutherland Road. Adequate off road parking and turning facilities can be provided within the site and the access would be capable of providing sufficient visibility to drivers entering or existing the site. No objections were raised by the Highway Authority in considering both previous applications, subject to conditions and there would therefore be no significant conflict with CS Policy T1 or guidance contained in the NPPF.

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.

6.13 The application has been accompanied by an ecological assessment. This identifies that the application site forms part of a field of species poor semi-improved grassland which has been heavily grazed by horses. The habitats on site were found to be of limited potential for nesting birds, amphibians and reptiles, foraging bats and badgers. Subject to compliance with the recommended mitigation measures, which can be secured via a way of an appropriately worded condition, the proposed development is not considered to have any adverse impacts on biodiversity and therefore accords with Policy NE1 of the adopted Core Strategy and guidance contained within the NPPF (paragraph 174).

Drains

Private drains cross the site. The previous (refused) application sought to avoid these by siting the proposed dwelling near the front of the site. This siting was judged to be unacceptable by the Planning Applications Committee. This current application has set the building further into the site. This will entail relocating one of the private drains. The process for achieving this is outside the planning process and therefore not a matter to be considered in this application.

Other Material Considerations

6.14 The presumption in favour of sustainable development continues to be relevant to this proposal on account of the fact that the proposal represents an appropriate form of infill development within a sustainable edge of village location and because of the Council's continued inability to demonstrate a five-year deliverable supply of housing. The recently revised NPPF maintains a requirement for Local Authorities to demonstrate a five-year supply of deliverable housing sites at all times but SMDC's latest Housing Land Supply Statement (2018) shows a continuing chronic shortage of housing supply which is in decline. In accordance with paragraph

11 of the NPPF permission should therefore only be refused in any adverse impacts would arise to significantly and demonstrably outweigh the benefits of the development. In addition it should be noted that the proposal will continue to derive a number of notable benefits including the delivery of a dwelling to help meet the Local Authority's chronic shortfall in housing

7. CONCLUSION

7.1 For the reasons given above it is considered that 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 concept of village boundaries was extinguished with the loss of the Local Plan and whilst the Core Strategy makes reference to limited infill boundaries these have not yet been confirmed and cannot therefore be considered effective. The LPA is therefore currently in a hiatus between the relinquished policies of the previous Local Plan and the recently adopted but currently undefined policies of the Core Strategy. This application should therefore be considered in the context of the presumption in favour of sustainable development as confirmed by the National Planning Policy Framework.

7.2 The principle of residential development on the site has already been established under application SMD/2018/0231 which remains extant and provides a material fall back position against which the application must be determined. Notwithstanding this the proposed development represents appropriate infill development whose scale, size, form and overall appearance would be in keeping with the character and appearance of the site and wider surrounding area and no significant demonstrable harm would arise in respect of the proposal in relation to highway safety or residential amenity. The amendments made in this resubmission successfully overcome the reasons for refusal on application SMD/2018/0788. 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 full planning permission for the erection of a single dwelling with detached double garage. 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 single dwelling and detached double garage. This amount of development is considered to comply with Green Belt policy and is in keeping with the nature and character of existing development which surrounds the site.

LAYOUT

The layout of the development will be as shown on the submitted site layout plan. The proposed dwelling which would have a simple H-shaped footprint and would be positioned centrally within the site with the detached garage building to the south. The new vehicular access would be positioned in the south eastern corner of the site with off road parking and turning provided within the site in front of the proposed garage.

SCALE

The application proposes the erection of a two storey dwelling, which reflects the scale of the adjacent farmhouses and dwellings on the opposite side of the highway. Whilst Portree, a detached building lies immediately adjacent to the site the ground levels fall away both in a north to south and east to east to west direction so that a two storey development can be accommodated without any detrimental impact on the amenity and outlook enjoyed by the neighbouring dwelling.

LANDSCAPING

The site is located within a rural setting and benefits from substantial existing mature landscaping and it is not considered that any additional landscaping will be required as part of this application. 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 surrounding area exhibits a wide variety of architectural styles and types of development, including developments of a single storey, 1½ storey, two storey and split level nature. There is therefore no strong prevailing local vernacular to respond to. Similarly the area contains a wide and diverse range of building materials with stone, brick and render all being evident within the immediate locality.

The proposed development relates to the erection of a single dwelling and detached garage. The building proposes a traditional gabled design with projecting gables at the front and rear to provide some interest and break up the overall bulk and massing. The frontage of the building retains a strong solid to void ratio whilst the rear contains a more contemporary glazed approach to take

advantage of the views to the south-west. The scheme also provides for an internal chimney and open front porch and these architectural principles are considered to be acceptable and in keeping with the character and appearance of the area ad will not derive any significant or demonstrable adverse impacts to the character and appearance of the area. The proposed dwelling and garage would be constructed from a simple palette of materials which is in keeping with the character of the surrounding area.

ACCESS

The proposed development would be served by a new vehicular access directly off Sutherland Road. The site is located within the village of Longsdon and public transport links are easily accessible to Leek and other parts of the Staffordshire Moorlands as well as the neighbouring city of Stoke on Trent.