Town and Country Planning Act 1990 (as amended)

Design and Access Statement

Proposal:
Full Planning application for residential development.

Site:
Land adjacent 20 Caverswall Road, Blythe Bridge, Staffordshire ST11 9BG

Document date: July 2019

Applicant: Mr and Mrs S O'Donnell

Reference: 15L37



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DOCUMENT HISTORY

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Land adjacent 20 Caverswall Road, Blythe Bridge, Staffordshire ST11 9BG

This document has been issued and amended as follows:

Version	Date	Description	Created by	Verified by	Approved by
2.0	19/07/2019	Final	J. Heath	J Templeton	

1.00 BACKGROUND

1.01 MBD architecture Ltd has been commissioned by Mr and Mrs Shaun O'Donnell the daughter and son in law of Mrs Hilary Wain the previous applicant who now are the site owners to prepare this Design and Access Statement (DAS) for a Full Planning application to build a 3 storey (8.47m to ridge from floor level, 5.3 to upper eavesand 4.0m to lower eaves) dwelling in the grounds of 20 Caverswall Road, Blythe Bridge, Staffordshire ST11 9BG within the residential development boundary, hereafter referred to as the 'site' with vehicular and pedestrian access via an existing drive directly from Caverswall Road and the A521 Uttoxeter 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 and was replaced July 2018. 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 124 to and 127 a) to f) the process should take a positive approach to achieve high quality design with the the Local Authority looking 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. 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 a Full planning application for residential development including details for vehicular and pedestrian access and parking from an existing, long and well established lane leading from Caverswall Road.

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 and a Tree Report is included with the application.

2.03 The site for a detached dwelling comprises part of a large side and rear garden to 20 Caverswall Road.

2.04 The application seeks consent for a 5 bedroom 3 storey detached dwelling of +about 215m² + 35 m² integral garages along with adequate amenity land for 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 Blythe Bridge, a large village on the edge of the Potteries conurbation with all relevant services and good public transport links making the site highly sustainable.

3.00 PRINCIPLE OF NEW DWELLING

3.01 The application site lies within the Residential Development Boundary of Blythe Bridge and outside the Green Belt where the principle of development in sustainable windfall sites is well established in the NPPF

3.02 The pattern of development around the site is predominantly of detached and semi-detached 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 the early 20 centuryand inter-wars years along with some more recent development.

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 20 Caverswall Road. The proposal does not seek to 'cram' and the detail design provided includes modification of the original outline planning proposal with long sections AA and BB on drawing 15L37P01 revision K now demonstrate that the proposal would preserve and maintain development characteristics in the area; suggested modifications which were helpfully provided by the Planning Case Officer when considering planning application SMD/2015/0276. The location is such that the proposed development would not have a harmful impact on the character and appearance of the area.

4.02 The proposal would be seen in the context of established dwellings and their car parking and garden areas characteristic of sub-urban development situated along Caverswall 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 compliance with the Council's guidance including 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 proposed design adds and supports rather than detracts from the the eclictic mix of house styles that prevail in the area. The design maintains the scale and massing of existing dwellings in the area with a more modern take in its design whilst using traditional materials in a modern idiom; retaining design features and materials found in the area. Siting of the dwelling would have good separation to the boundaries with importantly adequate 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 12 Requiring good design;

5.00 RESIDENTIAL AMENITY CONSIDERATIONS

5.01 The design drawings identify how a 3 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 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.20) 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 via an existing private drive from Caverswall Road with area for parking and manoeuvring vehicles. Visibility from the lane into exists to an acceptable level and does not create a hazard for other road users.



Access – View from south on Caverswall Road towards access



Access – View from north on Caverswall Road towards access

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 Uttoxeter Road and a train station into Stoke on Trent.

6.08 The submitted plan shows adequate spaces for car parking for a 5 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 the lane leading to Caverswall Road will be used for foul drainage. Surface water is required, where possible, by Building Regulations to be discharged to soakaways. A rainwater harvesting installation would be provided.

NPPF – Section 14; 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 15: 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. An ecology report is provided with the application.

NPPF – Section 15: Conserving and enhancing the natural environment

7.00 KEY FEATURES OF THE SITE

7.01 Scale

The scale of the dwelling will be restricted to no more than 3 storeys with the 2nd storey mainly in the roof space to ensure that it fits comfortably into its setting.

7.02 Appearance

The house is designed to harmonise with the best of housing in the locality. It will not precisely duplicate the building details from the area but will draw from the palette of colours and mix of materials as indicated on the design drawing.

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 Marshalls riven sandstone pavings and permeable concrete paviors from the Trtaditional colour range.