Jay Ashall Partnership

Chartered Architects

DESIGN, ACCESS AND PLANNING STATEMENT

TO ACCOMPANY THE PLANNING APPLICATION

For The

Construction of Residential Accommodation at Uttoxeter Road, Blythe Bridge



Reference: 1294/DAP/190710

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1 Introduction and Background

1.1 The purpose of this statement is to accompany and support a planning application for the construction of a pair of semi detached dwellings on a vacant parcel of land off Uttoxeter Road, Blythe Bridge.

1.2 The statement has been prepared to describe the site's location, current use, history and character, explain the planning history of the site, justify the design principles behind the proposals and demonstrate how the proposals comply with relevant national and local planning policy.

2 Application Site and Context

2.1 Location

2.1.1 The application site lies adjacent to 53 Uttoxeter Road within the authority of Staffordshire Moorlands. The site is bound by a redundant but residential building to the west, a care home to the east, the highway to the south and open land to the rear.

2.1.2 The site lies within the village of Blythe Bridge and lies approximately 5 miles from Hanley City Centre to the north west of the site.



Aerial View of Site © Google Earth

2.2 Site Use and Characteristics

2.2.1 The site is an infill plot on Uttoxeter Road, and currently contains a small derelict caravan, small garage and overgrown vegetation.

2.3 Relevant Planning History

2.3.1 Planning permission was previously sought in 1987 for 2no detached dwellings which was subsequently refused. Planning policy has changed substantially since the previous application which will be expanded upon in the planning section of this report.

2.4 Character of the Surrounding Area

2.4.1 The area surrounding the site is residential in nature becoming more mixed in land use further along Uttoxeter Road towards the centre of the village. The site faces Uttoxeter Road to the south which also marks the boundary between the built-up part of Blythe Bridge and the Green Belt.

3 Proposed Development

3.1 Use

3.1.1 It is proposed the infill plot be developed to provide residential dwellings.

3.2 Amount

3.2.1 The proposals are for the creation of 2no semi detached dwellings with living accommodation split over two floors. This is in keeping with the other houses along Uttoxeter Road.

3.2.2 One garage is also proposed for house 2.

3.3 Layout

3.3.1 The layout and siting of the building on the land has largely been determined by existing site boundaries and the pattern of the existing built form.

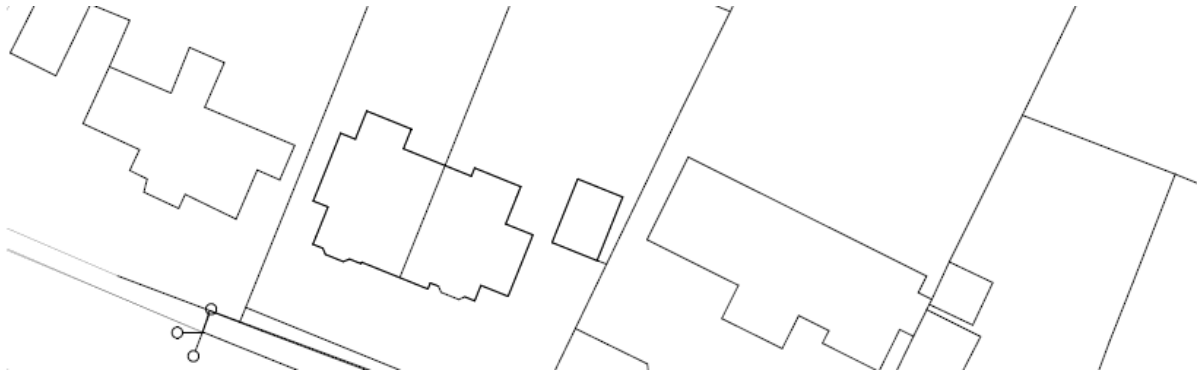
3.3.2 The dwellings have been sited to the front of the plot facing Uttoxeter Road to continue the pattern of existing frontage of principal elevations onto Uttoxeter Road and follow the existing linear development.

3.3.3 The site's boundaries are well defined and due to the site's green belt location, the rear boundary has been located in line with similar properties does not encroach into the green belt beyond the adjacent development.

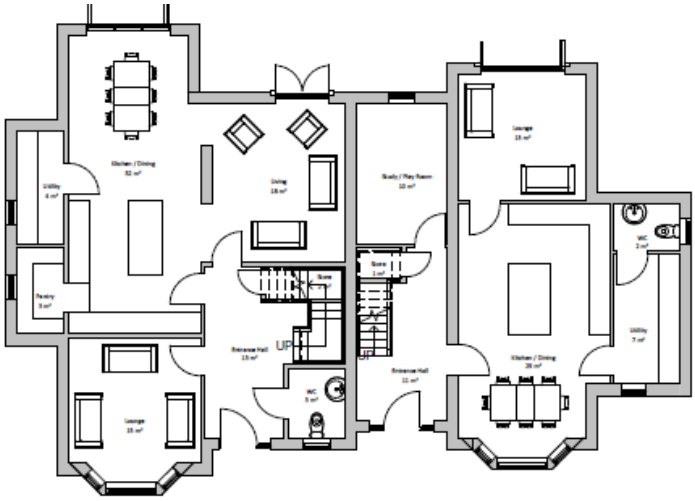
3.3.4 Land beyond the rear gardens will be retained as existing.

3.3.5 House 1 includes an open plan kitchen/living/ dining area to the rear, with a separate utility and pantry. Off the central entrance hall is a separate lounge and w.c. At first floor, house 1 has 4no bedrooms (3no double and 1no single) a family bathroom and en-suite/dressing room to the master
bedroom.

3.3.6 House 2 is smaller in accommodation. The first floor includes 3no double bedrooms, a wardrobe/en-suite to master and family bathroom. The ground floor includes a kitchen/diner at the front elevation, lounge, utility/w.c and snug/play area.



Proposed Site Layout



Proposed Ground Floor Plan

3.4 Scale

3.4.1 The proposals are for 2no. two storey dwellings in keeping with existing residential development along Uttoxeter Road, which all include generous floor to ceiling heights, which is a typical Victorian period feature.

3.4.2 Development either side of the application site is also two storey in scale and the proposals respect the existing scale, complementing the existing street scene. This is detailed in the proposed street scene elevation which accompanies the application.



3.5 Appearance

3.5.1 Principal elevations of both dwellings fronting the highway take design influence from surrounding dwellings, including Victorian style bay windows. In addition, the shared porch roof helps tie the two dwellings together.

3.5.2 House 2 features an arched headed window at first floor to provide differentiation to house 1. These details complement and reflect existing design features of dwellings on Uttoxeter Road. A horizontal stone string course breaks up the mass of the façade. The mass of the building reduces to the both sides which contain the w.c./ utility elements to the dwellings.

3.5.3 Walls are proposed in red brick to match adjacent properties with roof finish being proposed in slate. Doors and windows are proposed in timber.

3.5.4 The design is sympathetic to the character and appearance of the area and reflects the local architectural style.



Proposed Principal Elevation

3.6 Landscaping

3.6.1 Landscaping on the site would be grass lawn to the rear with a timber post and rail fence forming the boundary.

3.6.2 The boundary to the rear has been positioned in line with other residential boundary lines along Uttoxeter Road to respect the site's location to the north of Uttoxeter Road on the edge of a green belt boundary.

3.6.3 Permeable block paving is proposed to the front of the site as hard standing for vehicles.

3.6.4 Additional soft landscaping is proposed to the rear of the site, as well as a small patio area to the rear for each property.

3.7 Access and Parking

3.7.1 A new access of Uttoxeter Road is proposed to the right hand side of the site which will provide access for both new dwellings with parking for 3no cars for each house.

3.7.2 A replacement garage is proposed to the side of house 2 adjacent the boundary of the neighbouring site.

4 Planning Policy Context and Appraisal

4.1 The Development Plan

4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that '*If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise'*.

4.1.2 The Development Plan for the application site comprises of the Staffordshire Moorlands Adopted Local Plan March 2014.

4.1.3 Other material considerations in the determination of this application include the emerging Staffordshire Moorlands Local Plan Submission Version 2018, and the National Planning Policy Framework March 2019.

4.2 National Planning Policy Framework (NPPF) 2019

Achieving Sustainable Development

4.2.1 Paragraph 7 of the revised NPPF states that '*The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs*'.

4.2.2 Paragraph 10 goes on to state that '*So that sustainable development is pursued in a positive way, at the heart of the Framework is a* ***presumption in favour of sustainable development***'. This is achieved by the combined effect of economic, social and environmental objectives.

4.2.3 In considering the three contributory roles for achieving sustainable development, the application achieves the economic role by adding to the competitive economy by providing short term employment for the local construction industry.

4.2.4 The site is available now for redevelopment and is an infill plot on an already built up road frontage, between existing well established development. It is an appropriate use within the village of Blythe Bridge and in a sustainable location without amenity issues.

4.2.5 In considering the social role, it is considered the development assists with the planning system's performance of social roles in that the site will provide additional residents to the local area in an already well established residential area.

4.2.6 In considering the environmental role and the protection of the environment, the new building sits on a site which has existing well defined natural and man made boundaries. The site is unable to expand as it is bound by the highway to the south, by a dwelling and a care home to the sides and defined boundaries to the rear towards the wider green belt.

4.2.7. The development is in a small gap on the frontage and replicates the exiting line of built form along the highway.

Delivering A Sufficient Supply Of Homes

4.2.8 The development sites lie within a 'larger village area' with local policy Spatial Aim SA1 stating that for such rural village areas, the strategy '*is based on ensuring that villages continue to be vibrant and sustainable communities, providing opportunities for people of all ages. The rural areas will maintain an important role within the District in terms of providing homes and jobs to meet local needs with better links with services and facilities in the larger villages and towns in order to address the decline in the rural economy and tackle social exclusion. The focus for development will therefore be on the larger villages which have the existing range of services and facilities and good accessibility to be capable of acting as rural service centres catering for the bulk of the rural area's needs*.

4.2.9 The NPPF echoes this stating that , '*it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay*.'

4.2.10 The scheme accords with national policy providing a different site / variety of land, being infill development in an already well established area on a well defined site.

4.2.11 The scheme proposes two new dwellings in an infill plot in the green belt. It is in the village of Blythe Bridge and does not form an 'isolated home' and therefore does not contravene national policy.

Making Effective Use of Land

4.2.12 Section 11 of the NPPF concerns the effective use of land stating that '*decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'*. The scheme proposes an effective solution for the site by proposing residential use.

4.2.13 National policy seeks to promote sustainable land use and under used and brownfield sites. *….'promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively*.' The application site is under utilised at present and forms an infill site on Uttoxeter Road. The site lies within a larger village area which in accordance with SA1, these areas should provide for the bulk of housing need.

Achieving Well Designed Places

4.2.14 The dwellings are designed to be sympathetic in character and architectural style to the surrounding properties. The mass and scale is proportionate to the streetscene with similar eaves and ridge heights to adjacent properties. The aesthetic to the principal elevation is interesting and well balanced, mirroring the design features found in existing dwellings along Uttoxeter Road.

Protecting The Green Belt Land

4.2.15 The site lies within the green belt and as with local policy, national policy stresses the importance of the preservation of the green belt, prevention of urban sprawl and to keep land permanently open; the essential characteristics of the green belt. Development is generally viewed as inappropriate in the green belt with the exception of the listed criteria.

4.2.16 The site being located in Blythe Bridge lies within a larger village area, and therefore nationa; policy would allow the creation of small infill development on such a site as infill development The proposed scheme would fall into the exception being 'limited infilling in village'.

4.2.17 In respect of conserving the natural environment, rear site boundaries to be retained to protect existing vegetation and ecology. The existing woodland and pond area beyond the site boundary are to be retained. Development is proposed only on the infill plot itself.

4.3 Staffordshire Moorlands Adopted Local Plan March 2014

4.3.1 In considering the current local plan, the application site lies outside of the settlement zone line but within the village of Blythe Bridge. Local policy SS6a states that housing need can be met by *'allocating a range of deliverable housing sites primarily within the built-up area in locations across the village with good accessibility to services and facilities. Where development is required to be met on land outside the built-up area this will be only of a small scale and on sites which relate well to the built-up area, can be assimilated into the landscape and have good access'*. The site lies in a well defined built up area within the village of Blythe Bridge and is an ideal location for new housing with good access to services and facilities in Blythe Bridge and to Stoke to the north west.

4.3.2 Policy H1 states that new development should provide for a mix of housing at an appropriate density to the site and compatible with the site, location and character of the surrounding area. The site is approximately 1206sqm in size and capable of providing 2no dwellings, which respects the site's green belt location.

4.4 Local Plan 2016-2031 Submission Version

4.4.1 As with the 2014 Local Plan the site, under the Local Plan 2016-2031 Submission Version (February 2018), lies within the green belt.

4.4.2 The area of Blythe Bridge is defined in the submission version as a 'larger village' under policy SS8 These settlements should retain *and enhance their role as rural service centres by enabling appropriate development to support and increase the range of housing available*. The site is well located for new housing lying on Uttoxeter Road with easy access into the centre of the village which lies to the south west. The proposal is also of a suitable scale in line with policy.

4.4.3 Policy DC1 requires that all development should be well designed and reinforce local distinctiveness and positively contribute to the area. The proposals have been designed to be in keeping with the existing streetscene in mass scale and appearance. The traditional detailing, bay windows and fenestration is typical of the area. The proposals are sited on a vacant plot of wasteland which is overgrown and provides no visual interest. The overgrown hedgerow and vegetation prevents and views across the land to the wider green belt. The proposals provide two well designed, good sized family homes which are required in the area.

4.4.4 Policy DC3 seeks to protect the local landscape and setting of settlements. The site lies in Blythe Bridge and is an infill plot on the main highway between existing developments. The siting of new built form on the site would not contravene item 1 which states *'The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by resisting development which would lead to prominent intrusion into the countryside or have an adverse impact of significance to the character of the countryside or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence'.*

4.4.5 The proposed infill dwellings would have no adverse impact of significance to the character of the countryside or the setting of a settlement or important views into and out of the settlement. The site does not offer views to the wider green belt at present due to the existing overgrown vegetation and whilst this view will be altered with the development, a view through to the wider green belt will be achieved.

4.4.6 Policy C1 concerns the creation of sustainable communities and permits development where there is appropriate infrastructure. Blythe Bridge is defined as a larger village area with good existing community infrastructure and transport services. The site lies opposite an existing bus stop on Uttoxeter Road and opposite a local store. Additional facilities can be found both west and east of the site along with a railway station. The site is ideally located to use these services and be supported by them.

4.4.7 Policy C1 concerns the creation of sustainable communities. Item 4 permits development where there is the necessary infrastructure to support it. There are bus stops outside the site and the railway station lies to the south east of the site on Uttoxeter Road. Similarly, there are a number of local amenities and shops to support and be supported by occupants.

4.4.8 The site's location on Uttoxeter Road makes it ideally located for increased use of public transport and therefore accords with policy T1.

5 Summary and Conclusion

5.1 This application seeks planning permission for the creation of 2no semi detached dwellings on an infill site within the green belt in Blythe Bridge.

5.2 The proposals have been designed to be sensitive to the existing character and appearance of the existing context, local area and green belt and constitute a sustainable and appropriate form of development in the green belt in accordance with local and national planning policy continuing the existing use of the site.