Planning Statement incorporating Design and Access Matters

PROPOSED ERECTION OF DWELLING AT GREENACRES, ASH BANK ROAD, WERRINGTON, STAFFORDSHIRE MOORLANDS, ST9 0TD

1.0 Introduction

1.1 This is an approval of reserved matters application for the erection of a detached dwelling on land at the side of Greenacres, Ash Bank Road, Werrington. Outline planning permission was granted on the 12.07.2019 under application SMD/2019/0268. This application seeks approval for appearance, scale and landscaping in accordance with Condition 3 of the outline consent.

2.0 Context

2.1 The application site is the side garden of a detached bungalow and an agricultural access that is located on the South side of Ash Bank Road (the A52) within a pocket of detached and semi-detached houses to the East of The Red Cow PH. The application represents the erection of a detached, two-storey dwelling. The site is located in a predominantly residential group of buildings outside the settlement boundary of Werrington village. The character of that residential development is one of a mix of modest and substantial semi-detached and detached late 19th and 20th Century housing. Dwellings are mainly two storeys (there is one bungalow on the South side of the A52 and bungalows opposite) and constructed mainly of brick (there is some rendering) with mainly gabled tiled roofs. They have generous front and rear gardens with low front boundary walls, many of which include substantial planting.

3.0 Planning Policy

3.1 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.

3.2 The National Planning Policy Framework (NPPF) was published in February 2019. It is the Government's clear intention that the document should be considered to be a material consideration and as such carries particular weight where development is not addressed by planning policies in the existing Development Plan.

3.3 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. The Development Plan for the Staffordshire Moorlands comprises of the Local Plan submission version (Feb 2018) and the Saved Local Plan Proposals Map (Adopted 1998).

3.4 The Local Plan shows the application site to be in the North Staffordshire Green Belt. The NPPF states in para 133 that the Government attaches great importance to Green Belts and its fundamental aim of preventing urban sprawl by keeping land permanently open. Para 145 sets out the exceptions where the construction of new buildings would not be regarded as inappropriate development.

3.5 The most relevant policies of the adopted Core Strategy are considered to be 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 (Development in Rural Areas); SS6a (Larger Villages Areas Strategy); Policy SS 10 (Other Rural Areas Strategy); SD1 (Sustainable Use of Resources); SD3

(Carbon saving Measures in Development); SD4 (Pollution and Flood Risk); H1 (New Housing); R2 (Rural Housing); DC3 (Landscape and Settlement Setting); T1 Development and Sustainable Transport and T2 (Other Sustainable Transport Measures). For the sake of brevity these policies are not quoted in full but they are referred to where appropriate in the following section.

3.6 In terms of Supplementary Planning Guidance, the Space About Dwellings (September 1998 - Appendix 3 of the Local Plan) is important in the consideration of this application.

3.7 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.

4.0 Key Planning Issues

4.1 The key issues for consideration in the determination of this application are considered to be: -

- the principle of development
- impact on the character and appearance of the area
- impact on residential amenity and neighbouring land uses
- impact on highway safety

Principle of development

4.2 The application site is located in the Green Belt. This issue was considered in the outline application (SMD/2019/0268). The proposal was considered to represent limited infill and the principle of a dwelling on the site has therefore been agreed.

Impact on the Character and Appearance of the Area and the Amenity of Neighbours

4.3 SS1a Housing Development states that "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 Core Strategy 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. Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

4.4 This approval of reserved matters application provides the details upon which the proposal can be judged against these policies. The drawings illustrate that the proposal meets the Council's adopted Space About Dwellings Standards in terms of its relationship with neighbouring dwellings and boundaries and in terms of the size of gardens. There are, therefore, be no adverse impact on neighbouring properties or future occupiers of the proposed dwelling. The proposed dwelling benefits from a suitably sized area of private amenity space thus ensuring that future occupiers will benefit from an appropriate level of residential amenity. The proposed development would be seen as a continuation of this ribbon of development when viewed from short and longer distance views.

4.5 This application proposes the erection of a two-storey dwelling sited on the site in accordance with the layout approved at outline stage. It is generally rectangular in planform with the central section slightly recessed at the front and rear. This enables the design to incorporate gables either side of the recesses. Gables are evident in the near locality.

4.6 The application drawings indicate that the dwelling will be constructed using a Birtley Olde English brick with natural stone quoins and a timber framed porch. The roof of the house and porch will be Hawkins Staffordshire Blue tiles and windows will be cream upvc with stones cills and headers. There will be a composite front door. Rainwater goods will be black plastic.

Highways

4.7 Paragraph 32 of the NPPF states: Plans and decisions should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure; safe and suitable access to the site can be achieved for all people and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe is reflected in CS Policy T1 Development and Sustainable Transport.

4.8 The application proposes the use of the existing access serving 401 Cheadle Road. This becomes a joint access to the existing and proposed properties and was approved at outline stage. The access has good highway visibility and will provide 2 car parking spaces and a turning circle within the application site. There would therefore be no significant conflict with CS Policy T1 or guidance contained in the NPPF.

5.0 Conclusion

5.1 The erection of a single dwelling on the application site would provide clear social, economic and environmental benefits in relation to the provision of new housing within an accessible and sustainable location. It would also make a modest contribution to housing land supply in accordance with policy SS2 and SS3 of the Core Strategy and the Framework. Cheddleton village is a principal target for significant housing growth up to 2026. Moreover, the proposal would support a local service centre in accordance with Policy SS6a of the Core Strategy and the National Planning Policy Framework which states that housing should be located where it will enhance or maintain the vitality of rural communities.

5.2 The proposal is acceptable in relation to the character and appearance of the area, highway safety and residential amenity. The proposed development therefore accords with the provisions of policies SS1, SS1a, SS2, SS3, SS6a, DC1, DC2, DC3, H1 and H2 and NE1 of the Staffordshire Moorlands Core Strategy and guidance contained within the NPPF. For these reasons it is therefore considered that the proposal is capable of being supported by the Council.

5.3 This application provides details

6.0 Design and Access Matters

Use

The application proposes the development of the site for residential purposes. The application site is located in a predominantly residential area and reflects the nature and character of existing development which surrounds the site.

Amount

The application proposes the erection of a single dwelling.

Scale
The application proposes the erection of a two storey, four-bedroom house.

Landscaping
There are conifer hedgerows on the site boundaries. These are proposed to be removed and replaced with a mixed native hedgerow, details of which are on the Site Plan. The Site Plan also shows species and planting details for new tree planting on the site.

Appearance
The proposal delivers a traditional design using traditional materials.

Access
The proposed development would be served by the existing vehicular access point off the A520 with adequate off-road parking to the existing and proposed dwellings. The site is within easy walking and cycling distance of the centre of the village which has a wide range of services and facilities. 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.