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DESIGN AND ACCESS STATEMENT

Proposed detached dwelling on land at

1 Hillswood Drive,

Endon,

Staffordshire

Site Location and Setting

The site as a whole consists of a dormer bungalow and an integral garage, with gardens. The existing bungalow lies on the junction of Hillswood Drive and Leek Road and has its principle elevation facing south east. There are also principal views to the north east out to Hillswood Drive.

There are gardens to the south east, north east and north west of the dwelling. To the south west is the neighbouring property which is located on Clay Lane.

The existing dwelling, No 1, is a dormer bungalow with flat roof dormers on the south roof slope and a gable to the east and west. There is a small dormer window on the northern roof slope and a small flat roofed extension to the north.

Hillswood Drive slopes up from its junction with Leek Road. It also curves to the northwest beyond the site.

The application site is part of the north east garden of existing dwelling. This is located behind low garden boundary wall. The garden is landscaped and screened from view by conifers.

It lies surrounded by other residential properties, which includes single storey and two storey dwellings. The area around the site has the visual character of a clearly built up area, with a strong suburban character.

There are mains services in Hillswood Drive and the site is accessible to services and facilities by means other than a private car.

The site does not contain protected trees and does not lie within a Conservation Area. There are no biodiversity assets on the site.

Proposed Development

The proposals are for an additional single dwelling on the garden land to the north of the existing dwelling.

The plans propose a two storey dwelling with the upper floor accommodation partially within the rear roof slope.

Highways and parking

The plans include a new vehicular access from Hillswood Drive to provide access to the proposed new dwelling. Construction of this requires the removal and re-grading of part of the site frontage. The vehicular access and driveway will be formed to allow vehicles to enter and leave the site safely, with adequate forward visibility at the proposed points of access in both directions along the road

The new dwelling would have at least 2 off street parking space on the site, together with a manoeuvring area in order to allow vehicles to enter and leave the site in a forward direction.

The existing vehicular access to the existing property would be retained and the existing integral garage would remain with the existing dwelling and the garage and driveway will provide off street parking for at least 2 vehicles for the existing dwelling.

Design principles

The site is an infill plot located in an otherwise built up frontage in a sustainable location. Accordingly there is little merit in submitting an outline planning application seeking consent in principle for developing the land.

In order to demonstrate that the garden can be developed to provide a single dwelling, the planning application the subject of this statement is a full detailed development scheme. This also reflects the fact that the submission of detailed plans will allow full consideration of all the constraints affecting the site

The new dwelling will be two storey with upper floor rooms partially contained within the rear roof space. In design terms the new dwelling will draw upon the essential characteristics of the surrounding dwellings. In this regard No 1, to the south, has low eaves and flat roof dormers but a full gable presenting to Hillswood Drive.

To the north of the application site is a house with a full height front gable facing Hillwood Drive. This part lies closest to the application site and has a less dominant element to the other side with a pitched roof dormer.

On the opposite side of Hillswood Drive to the site is a dwelling with cottage type proportions. It has a steeply pitched roof and small pitched roof front dormers.

The proposed dwelling will mostly closely resemble the house opposite. This will respect the essential proportions of the surrounding houses and will not appear cramped or dominant.

The site frontage will include hard surfacing for parking and manoeuvring. In addition a single integral garage is proposed.

Permitted Development rights exist on the site as it is a side garden. As a result, an ancillary outbuilding could be erected on this part of the site, subject to PD limitations. This would allow a building with a similar footprint and location to be erected without requiring planning permission. The proposed vehicular access would also not require planning permission.

Residential Amenity

The rear elevation will not contain dormers, which is a deliberate design choice in order to avoid overlooking of the house to the rear. Rooflights will be inserted to provide daylight and ventilation to the rear first bedroom. These will be installed at a height that will prevent direct views of adjacent property.

Views from ground floor rooms to the rear will be constrained by boundary fences.

First floor windows on the front elevation will look out over the front of the application site and beyond there over the public highway, Hillswood Drive. The distance

between those windows and the houses on the opposite side of the road are sufficient to satisfy any concerns about direct overlooking.

The windows in the neighbouring houses which overlook the site are not windows to habitable rooms so no issues of overlooking or loss of light arise.

Landscaping

The layout of the site and its size will allow new trees and shrubs to be planted. This includes on the street frontage and around the parking and manoeuvring space. The specific plans can be the subject of a condition on a planning permission.

The property will have a front and rear garden. The size of these will meet the LPA standards.

Planning Policy Appraisal

The site lies within the village of Endon, which is a larger village with a variety of services and facilities. It lies on a main road between Stoke on Trent and Leek where further services and facilities exist There is a regular bus service through Endon. Accordingly, Endon represents a sustainable settlement where normal day to day requirements can be met without recourse to use of the private car.

National Planning Policy Framework, March 2012

Para 14: There should be a presumption in favour of sustainable development. Local Planning Authorities should positively seek to meet the development needs of their area.

Paragraph 47 This section requires Local Planning Authorities (LPA's) to identify and maintain five years supply of housing land, with a 5% buffer or a 20% buffer where there has been persistent under delivery in the past. Sites must be deliverable to the housing market.

Para 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and

where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly

equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

Planning policies and decisions should aim to ensure that developments:

· will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

· establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

· optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;

· respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

· create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.

Para 58: “decisions should aim to ensure that developments: optimise the potential of the site to accommodate development

Local Planning Policy

Staffordshire Moorlands Core Strategy - March 2014

SS6a - Larger Villages Area Strategy. This identifies Endon as being suitable for additional new housing

DC1 - Design Considerations requires new development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council’s Design SPD

Other factors

Biodiversity

The site does not contain ponds or any badger setts with the result that no significant harm to protected species is likely to occur, including Great Crested Newts. The site lies within a built up frontage of dwellings with the result than biodiversity value is likely to modest. The development of the site for a new house and garden is not likely to be significantly detrimental to biodiversity.

Heritage Assets

The site does not lie within or near to a Conservation Area or Listed Building. No heritage issues are relevant.

Infrastructure

There are mains services in Hillside Avenue which are capable of serving the proposed additional dwelling. The site is accessible to services and facilities by means other than a private car.

Conclusion

In accordance with National and Local Policy, the proposed development will provide a new home in a sustainable location.

The proposed development would provide an attractive residential layout on this land and conforms with the policies in the development plan and the non statutory development plan, in terms of the location of the site, the nature of the proposed development, the design and layout of the scheme.

The proposed dwelling has been designed and arranged to complement and enhance the surrounding area and safeguard the amenities of the surrounding residents. Matters of parking, access, and environmental issues are satisfactory.