Design and Access Statement

for

Change of Use of Existing Garage into Holiday Accommodation at Highfield House, School Lane, Longsdon, ST9 9QU

Project Reference	5763
	Rev -

Introduction

Summary

This Design and Access Statement has been prepared in support of a planning application for a Change of Use of existing garage into Holiday Accommodation at Highfield House, School Lane, Longsdon, ST9 9QS.

The Vision and Design Objectives

The application seeks full planning permission for a Change of Use of existing garage into Holiday Accommodation with associated infrastructure and parking. Identifying the distinctive components that define local character has been a fundamental starting point for the design of the site. Local character comprises of a variety of design elements, from the way in which streets interconnect, development blocks and buildings are arranged, the use of common building materials, visual containment and boundary treatments, all play an important aspect.

The Purpose of the Statement

The key purpose of the Design & Access Statement (DAS) is to explain the design process, which has led to the vision and application proposals. The DAS will be used by the Local Authority to ensure that the detailed design and the appearance of the application embraces the design principles that have been set out within the DAS. The DAS follows the approach that is contained within National Planning Policy Guidance (NPPG), which came into force on 6th March 2014. This states that:

"A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by

enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal."

In accordance with the above guidance and the Town and Country Planning (Development Management Procedure) (England) Order 2012, the DAS provides information on: use and amount, access, layout, scale, landscaping and appearance. The DAS also demonstrates the steps taken to appraise the context of the scheme and how the design of the development takes that context into account.

The proposed development has emerged with close reference to Staffs Moorlands DC's design guidance, adopted policies and Local Plan Policies. This Statement seeks to identify the various constraints and influences that have informed the design process and resulted in the submitted design solution hereby presented.

Assessment

Site Location and Context

The site is part of the garden land at Highfield House, Schoo
village set between the main town of Leek, to the east and
the east off School Lane as shown below.



Aerial View

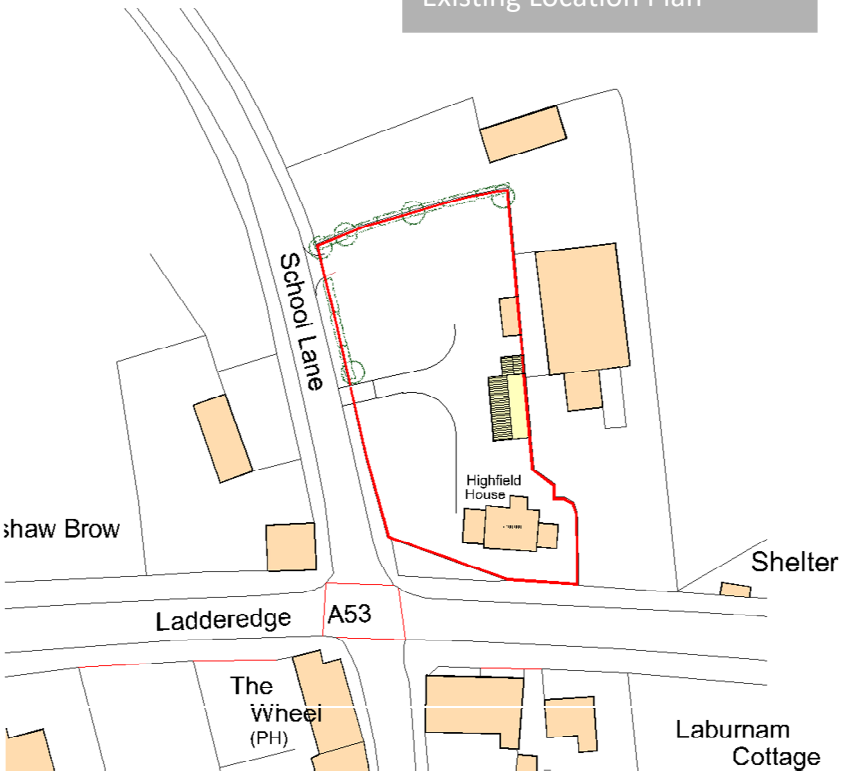


The Existing Situation

The land is situated to the north east off School Lane and currently forms part of the garden land for Highfield House. Highfield House is a residential period dwelling which has been extended. It is constructed of mainly facing brickwork, render and a slate tiled roof. It sits in the grounds of approximately 0.14 hectares of garden land



Existing Location Plan



and has one single constrained access off School Lane, Longsdon. It has recently been granted an additional access (ref: SMD/2014/0603 – dated 15th October 2014). The application site is surrounded by dense vegetation to the 3 existing boundaries. To the north of the site are the adjacent farm buildings with a large fern hedgerow boundary which continues down the north boundary and across the south boundary adjacent to School Lane, forming an effective screen to the site. The land itself is a gently sloping grassed garden, sloping from the north down towards the southern boundary at School Lane.



The existing garden land to the rear of Highfield House, showing the existing garages and outbuildings, substantial boundary vegetation and current access.

Development Proposals

Design

The development proposals have been guided by an iterative design process, which has been informed by the environmental and technical work, which has included an analysis of landscape, ecology, water and drainage, levels and movement. It has also considered the development's relationship with Longsdon and the surrounding context.

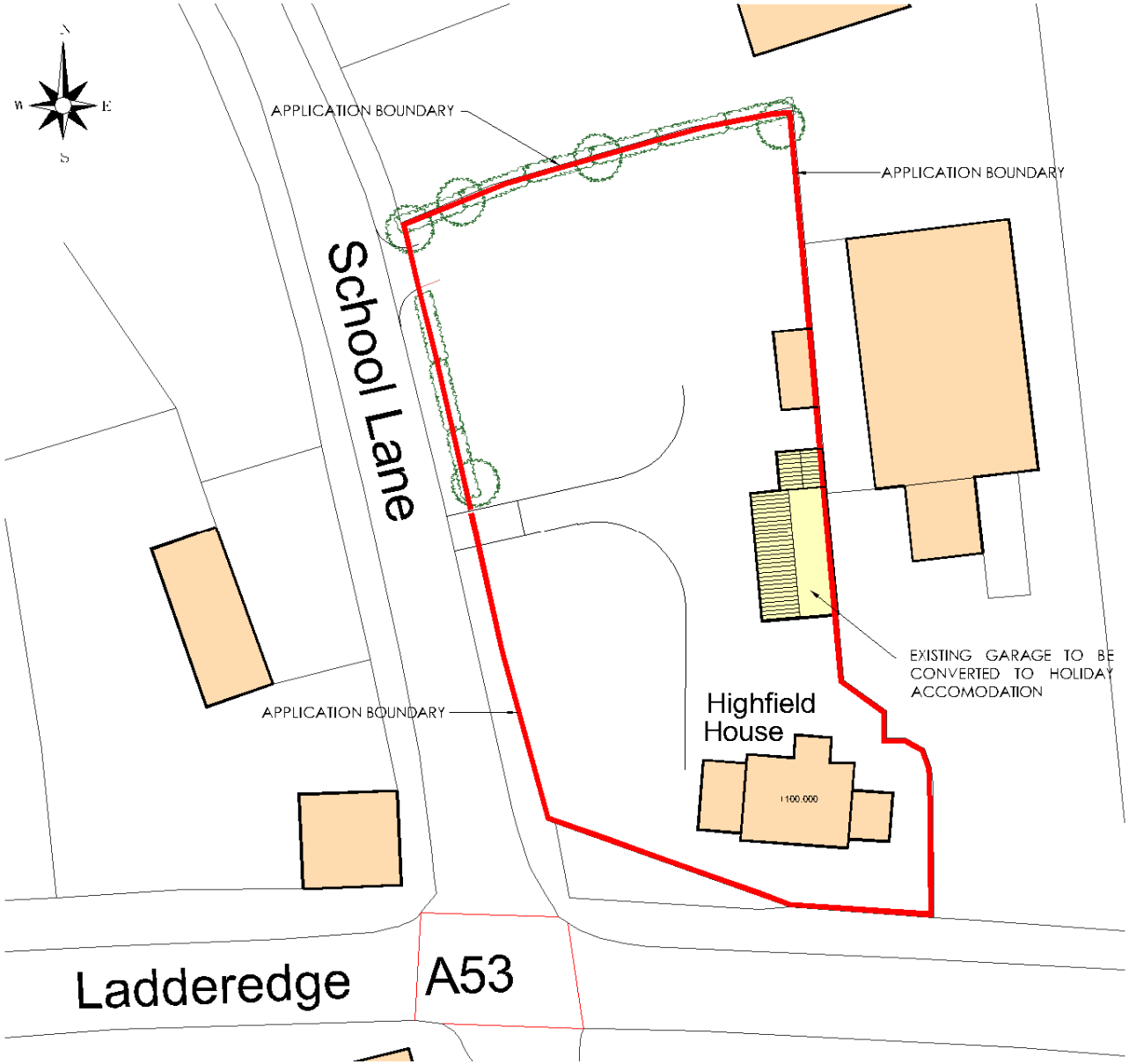
Use and Amount

The proposed conversion is for the existing garage to be used for holiday accommodation. It will contain a kitchen, breakfast area and lounge with 2 bedrooms, (1 on a mezzanine floor) and a bathroom. All within 50.7sqm of floor area.

The area surrounding the application site is a quiet residential road, with only a few other residential houses with farm buildings to the east, fields to the north and road to the south and west.

The existing access allows for 4No. car parking spaces enough for the holiday let and Highfield House and will still allow for a suitable width driveway to access the new property. The existing vegetation/trees will be retained as shown on the site plan and provide good screening

Site Plan


N
W
E
S
APPLICATION BOUNDARY
APPLICATION BOUNDARY
School Lane
EXISTING GARAGE TO BE CONVERTED TO HOLIDAY ACCOMODATION
APPLICATION BOUNDARY
Highfield House
Ladderedge
A53

Access

Currently Highfield House is served by a single access off School Lane. A new access was approved under application ref: SMD/2014/0603 – Dated 15/10/2014.

This new access has yet to be constructed on site and is not required for this application. The existing access for Highfield House will continue to provide 4+ car parking spaces off road.



Scale

The building is existing and will achieve the proposed use very well and therefore it is not proposed to increase the height or size of the structure.

Appearance of Development

The building is situated to the rear of the plot from School Lane overlooking its west facing garden, set in an elevated position due to the topography. The building is of a traditional build with red/brown facing brickwork, blue/grey tiled roof with grey doors and windows. It is proposed to change as little as possible but introduce sliding doors in place of the garage doors and a new double door to the front elevation with the existing personnel door changed to a window.

Landscape

The existing site has mature hedgerows to all of the 3 existing boundaries. None of the trees onsite are covered under a Tree Preservation Order. These trees and hedges will remain. All other landscaped areas and parking areas will remain as-is.

Conclusions

In accordance with Paragraph 186 of the NPPF states that local planning authorities should approach decision taking in an appositive way to foster the delivery of sustainable development.

It is considered that the proposed change of use to holiday accommodation constitutes an appropriate form of development that is sustainable.

We therefore request that the Local Authority grants Planning Permission for this development.