CROWSTONE

PLANNING, DESIGN AND ACCESS STATEMENT

Land Off Black Lane,

Whiston ST10 2JQ

December 2019

1. SUMMARY

This supporting planning design and access statement has been produced to accompany an outline planning application with all matters reserved for the erection of a detached bungalow.

We have established a clear proposal for the development of this existing settlement area which takes into account the following factors;

- The size and shape of the site
- Local Policies

2. LOCAL POLICIES

Staffordshire Moorlands Local Development Framework Core Strategy Development Plan Document (2014)

- SO4 -To provide new housing that is affordable, desirable, well-designed and meets the needs of residents of the Moorlands.
- DC1 - Design Considerations
- SS6b - Housing in appropriate locations on the edge of settlements.

3. SITE CONTEXT AND SURROUNDING BUILDINGS

The application site is situated along Black Road within the ownership boundary of Whiston Hall Golf Course. The development site is approximately 0.0827 hectares in size, the area which is highlighted in Fig 1. The proposed development area is currently overgrown with self-seeded trees with a number of planted pines.

The proposed site is situated along the settlement boundary of Whiston. The development site faces a mix of both modern and historic detached and semi-detached properties displaying a variation in materials. The proposed newly formed entrance to the site provides suitable visibility splays in both directions.



Fig 1 Arial Photograph

4. DESIGN APPRAISAL

The outline application is for all matters reserved, the dwelling will be constructed as a true bungalow with materials sympathetic to the surroundings and run in line with Staffordshire Moorlands core strategies.

5. CONCLUSION

The proposals are to provide the applicant with a modern sustainable dwelling designed to suite the activities of a senior citizen. Sleeping and living accommodation will be situated solely on the ground floor futureproofing for

when the owners become less mobile. The site is situated within an existing settlement area with established transport links.