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Design and Access Statement

Outline Planning Application for a Detached Dwelling on Land at Mollatts Wood Road, leek, ST13 7AL

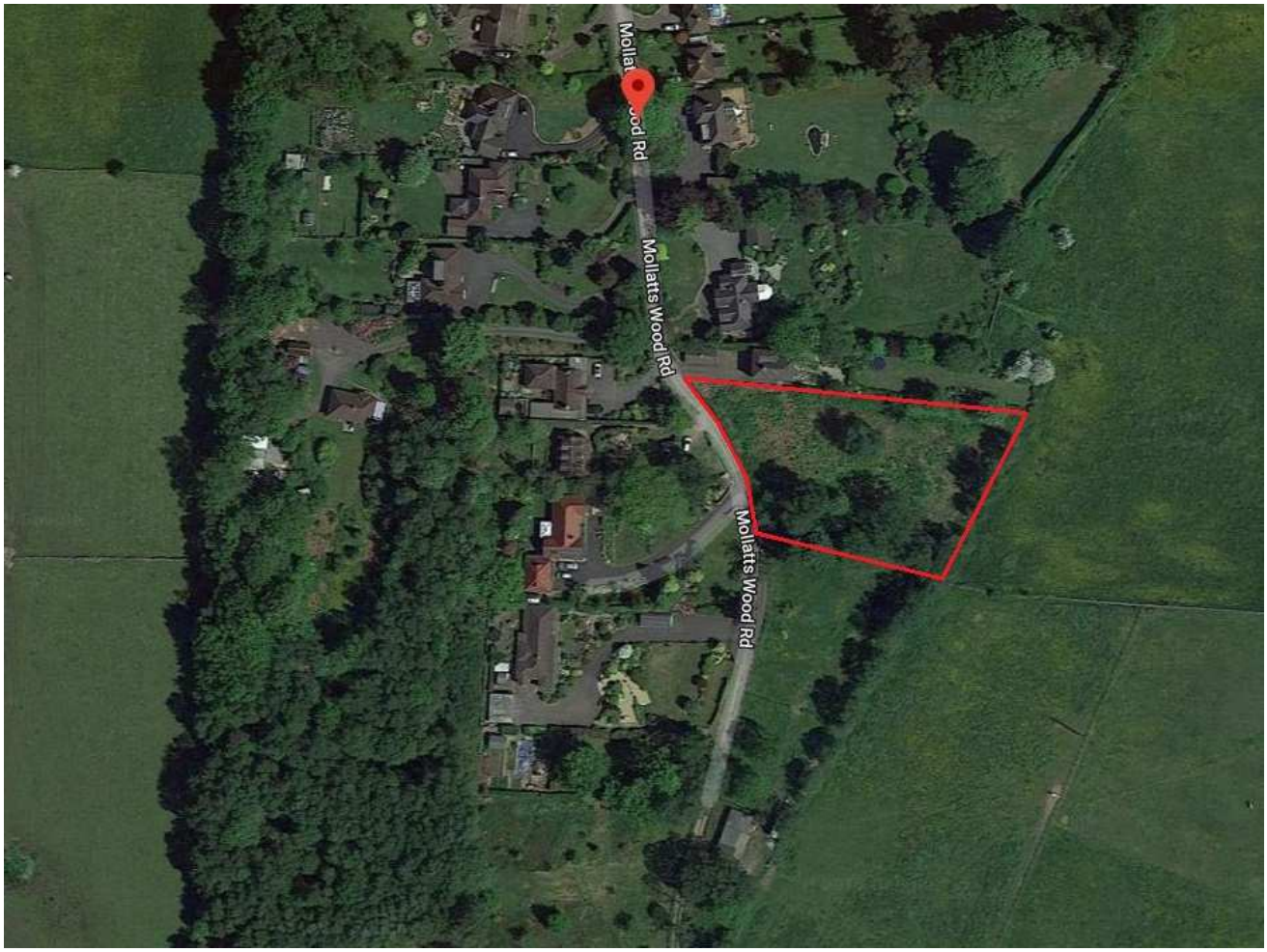


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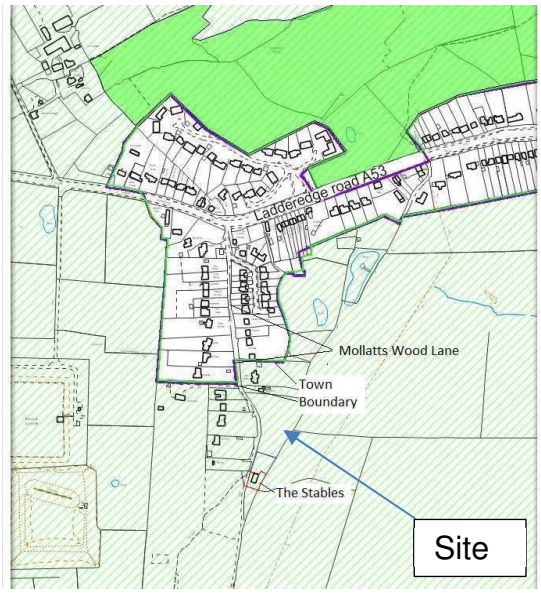
Outline Planning Application for a Detached Dwelling on Land at Mollatts Wood Road, ST13 7AL

Introduction/Context

This design and access statement has been prepared to accompany the outline planning application to build a new detached dwelling on land at Mollatts Wood Road.

Mollatts Wood Road forms part of the Staffordshire Way, some 86 miles long starting in Mow Cop, through Mollatts Wood, down to the Cauldon Canal through the Churnet Valley and finishes in South Staffordshire at Kniver edge.

The application site is a largely overgrown piece of land situated between dwellings, located towards the end of Mollatts Wood road, which a predominantly a private residential road with public right of way access and is on the edge of the town boundary. There are approximately 9 other dwellings which are located outside the town boundary according to the Feb 2019 local plan. See extract to the side.



Proposal

The proposed site is a large site and so the proposed dwelling has been positioned with several factors in mind. Firstly, it has a 20 metre distance between the neighbouring property Wood Mount, to the North of the site. The existing property has side facing windows, but the proposed dwelling would not. The existing dwelling sits in an elevated position compared to the proposed, so not to produce any privacy issues. Staffordshire Moorlands planning guidance requests a minimum of 14m distance from a habitable window to a flanking brick wall for compliance with space about dwelling standards.

The location of the existing trees on the site have been recorded and an indicative root protection zone has been shown on the site plans. This has allowed for the new dwelling to be positioned in a location, so to not impact the trees.

The relevant planning policy effecting this site is;

> 145. A local planning authority should regard the construction of new buildings as inappropriate in the Green belt. Exceptions to this are:
>
> g) Limited infiling or…

We would consider this to be infilling in the greenbelt seeing as the site is surrounding by existing dwellings on either sides of the road and further down the road, further into greenbelt.

Use/Amount

The site is in the greenbelt, having a neighbouring property also outside of the development boundary, which has side facing windows onto the site which restricts the position for a new dwelling to be positioned. The trees on site provide screening, so the proposal wouldn't be overly visible from across the open countryside to the East. The plot of land would be suitable for the construction of a single new dwelling on the site whilst maintaining the privacy and space around the neighbouring dwellings.

Layout

The proposed layout of the dwelling is indicative but shows a layout of a functional house with good room sizes and five bedrooms. An integrated double garage has been included on the dwelling seeing as a large number of properties on the road also benefit from private garages.

Scale

The scale of the development is in keeping within the immediate area and isn't disproportionally large when compared to neighbouring dwellings which are also predominantly detached, two-storey dwellings.

Appearance

The surrounding dwellings show the majority of the road are render finished, which is why a render finish has been chosen for the proposed dwelling, to make it appear harmonious in the surrounding location.

However, with the application only being an outline application, the plans, including material choices, would be subject to change and would be agreed with the local planning authority before being built.

Landscaping

The remainder of the site past the dwelling would give a suitable garden curtilage which can retain the trees currently on site but tidy the surrounding area which currently stands as weeds and other shrubs which would be cleared and grassed over. As this is an outline application all landscaping is indicative.

Access

The plot has a good existing access to the site off Mollatts Wood Road, and so a new driveway entrance would need to be formed to give vehicular access to the proposed development site. Due to the quite nature of the road and goof visibility from the site, the addition of a new driveway to be added off the road wouldn't be dangerous or detrimental to the immediate area. Again, the finer details regarding the access are can be decided at a later date and all information currently provided is indicative for this outline application.

Planning Statement

The adopted plan policies of the Core Strategy Document seek to place the majority of the District's future housing in its town and major villages. The sustainable development plan policies encourage development in sustainable locations and on previously developed land. Policy H1 requires new housing to satisfy local housing needs, to comply with the areas strategy and to be of a density that accords with the character of the area it sits within.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraph 145 of the National Planning Policy Framework (the Framework) establishes that certain forms of development are not inappropriate in the Green Belt, provided that they preserve its openness and do not conflict with the purposes of including land within it. The re-use of buildings of permanent and of substantial construction is identified under this paragraph.

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
– not have a greater impact on the openness of the Green Belt than the existing development; or
– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

We believe that the location despite being less than 50 metres outside of the development boundary would constitute as being limited infilling in the Greenbelt due to there being other dwellings outside of the development boundary to include a new dwelling further along the same road and another opposite to the site.