Planning Statement incorporating Design & Access Matters

Proposed Dwelling on land off Basford View
Cheddleton Leek Staffordshire ST13 7HJ

Prepared by

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1 Description of the Proposal

1.1 The application seeks planning permission for the erection of a single dwelling together with a detached garage.

1.2 The submitted Site Plan shows how the dwelling would be positioned centrally on the site, with the garage positioned in the south west corner of the site.

1.3 An area of hard standing to provide parking and turning provision is indicated to the front of the dwelling and garage.

1.4 The garage would be located 6.2m south west of the dwelling where it would replace 2No. existing concrete sectional garage which have a similar footprint and volume. It is proposed that the existing vehicular access from Basford View is to be utilised.

1.5 The proposed dwelling would be provided with an air or ground source heat pump and constructed with Insulated Concrete Form (ICF) which has been assessed by the Building Research Establishment who devised the Green Guide assessment for building products. An ICF system has been assessed and achieved an A+ rating with either brick slip or timber clad finish.

1.6 The dwelling would benefit from good sustainable design, Low U-values and use of renewables will offset against the construction throughout its lifetime to achieve high levels of thermal and energy performance and to create an environmentally sustainable dwelling.

2 Planning Policy

2.1 The site is situated just outside of the development boundary of Cheddleton and within the North Staffordshire Green Belt.

2.2 A new dwelling in this location is only supported under policy R2 where it meets an essential local need, such as accommodation for agricultural workers.
Under the relevant planning policies, the principle of a proposed dwelling in this rural location would therefore not normally be supported.

2.3 However, at present, the council cannot demonstrate a deliverable 5 year supply of housing land, therefore this application for housing development should be considered within the context of the presumption in favour of sustainable development (and all other relevant policy considerations) within the National Planning Policy Framework
This means granting permission unless there are substantial and demonstrable adverse effects which outweigh the benefits of the scheme or specific policies in the Framework indicate that development should be restricted.

2.4 Examples are given within the National Planning Policy Framework of the relevant restrictive policies for proposed development within the Green Belt. Paragraph 87 of the

National Planning Policy Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

2.5 Paragraph 89 of the NPPF then goes on to list the types of development which are exceptions to inappropriate development.
One of the exceptions is “limited infilling in villages”.

2.6 The proposal is for a single dwelling and can therefore be judged to represent limited and is a small-scale development.

2.7 With regards to whether the site consists of an ‘infill’ plot, there is no definition within the Core Strategy or indeed the NPPF with regards to what constitutes ‘limited infill’ development and therefore each site needs to be assessed on a case by case basis.

2.8 The site is surrounded on three sides by existing development all being less than 6 metres away from the site boundary.
A steel framed storage building lies to the south, to the north is a row of 5No. terraced dwellings and to the east is a further single dwelling.
A further dwelling is present some 80metres to the west of the site.
A previous application under SMD/2017/0126 considered that a gap of 88m represented infill development within the Green Belt.

2.9 This proposal is therefore considered to be infill development nestling in a gap of existing development without it being harmful to the openness of the Green Belt.
It is considered that the application site is situated in a sustainable location for new development as it is located within easy cycling and walking distance of many local services and facilities within Cheddleton and is served by a shop, three public houses, a veterinary surgery, off license, and two churches.

2.10 This is a sustainable location for new housing as it lies close to the services and amenities that Cheddleton has to offer.

2.11 The development of the site would not result in the creation of an isolated dwelling in the context of paragraph 55 of the NPPF.

3. Public Transport

3.1 Cheddleton is provided with a regular bus service operating with the Leek-Cheddleton-Cellarhead-Hanley bus passing through the village so the development would therefore not result in the creation of an isolated dwelling in the context of paragraph 55 of the National Planing Policy Framework.

4. Sustainability Statement and Climate Change Mitigation

4.1 The development will seek to introduce measures to ensure that it is sustainable in both construction and operation and will also introduce green technologies to reduce impacts on the environment, including flooding and climate change.
Solar photovoltaic cells would be installed on the south facing roof of the garage;

4.2 Rainwater harvesting, and greywater recycling helps to conserve valuable water resources and reduce the impact of extreme weather events. In addition, rainwater harvesting can reduce the risk of localised flooding in heavy storms by diverting water from roofs and other areas into storage tanks. This process helps to reduce the volume of surface water from around the building discharging directly into the sewer network.

4.3 Electric car charging facilities would also be incorporated into the dwelling to further enhance the sustainability credentials of the project.

5. Design & Access Matters

Use
The application is for the development of the site for residential purposes

Amount
The application is for the erection of a single dwelling.

Scale
The application proposes the erection of a one and half storey 3 bedroomed house.
The proposed dwelling has a footprint of 10.6m x 7.4m (78.5 sq.m.) and the proposed garage has a footprint of 6.4m x 5.6m (36sq.m.).
The dwelling would have a ridge height of 6.7 metres and eaves height of 3.5 metres.

Landscaping
The existing tall leylandii hedge on the south boundary will be replaced with a new native hedge or alternatively reduced in height to approximately 3metres and additional landscaping carried out to enhance the development in accordance with an approved landscaping scheme.

Appearance
The proposed design has been influenced by the surrounding properties whilst utilising sustainable materials which will harmonise with the surroundings with the front elevation facing in a south western direction.

Access
The dwelling would be developed to the standards set out by the Building Regulations Approved Documents, including provisions for accessibility and movement in and around the premises.

6. Conclusion

6.1 It is concluded that this application site represents limited infill within a village and therefore accords with paragraph 89 of the NPPF.

6.2 The application comprises a sustainable form of development which would result in minimal harm to the Green Belt or the surrounding landscape and assist in meeting the Councils meeting targets for the delivery of housing.

It is therefore considered that the proposal would meet the Development Plan policies as an appropriate form of infill development without being detrimental or harmful to site or surrounding wider area.

It is therefore requested that the Council grant planning permission subject to any necessary planning conditions.