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PLANNING, DESIGN & ACCESS STATEMENT

PROPOSAL : ERCETION OF DWELLING

ADDRESS : GREENACRES, ASH BANK ROAD, WERRINGTON, STAFFORDSHIRE MOORLANDS. ST9 0TD

APPLICANT : MR ADAMS

DATE : APRIL 2020 JOB No. : 2019-2390

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1.0 INTRODUCTION

1.1 Sammons Architectural Ltd have been appointed to prepare and submit a reserved matters application which seeks changes to the reserved matters application granted by Staffordshire Moorlands District Council on the 29th November 2019 for approval (reference SMD/2019/0596) for appearance, scale and landscaping for a dwelling pursuant to outline consent SMD/2019/0268 (granted 12th July 2019) at Greenacres, Ash Bank Road, Werrington.

1.2 The application is accompanied by drawing numbers 2019-2390-12, 2019-2390-13A, 2019-2390-14A, 2019-2390-15 which should be read in conjunction with this statement.

2.0 SITE DESCRIPTION

2.1 The application site is the side garden of a detached bungalow and an agricultural access that is located on the South side of Ash Bank Road (the A52) within a pocket of detached and semi-detached houses to the East of The Red Cow PH. The application represents the erection of a detached, two-storey dwelling. The site is located in a predominantly residential group of buildings outside the settlement boundary of Werrington village. The character of that residential development is one of a mix of modest and substantial semi-detached and detached late 19th and 20th Century housing. Dwellings are mainly two storeys (there is one bungalow on the South side of the A52 and bungalows opposite) and constructed mainly of brick (there is some rendering) with mainly gabled tiled roofs. They have generous front and rear gardens with low front boundary walls, many of which include substantial planting.

3.0 PROPOSAL

3.1 This is a second attempt application which seeks consent for the reserved matters relating to the appearance, scale and landscaping of a new dwelling at Greenacres, Werrington which was permitted under reference number SMD/2019/0268. Whilst the original reserved matters application was approved (SMD/2019/0598) in November 2019 a number of minor material amendments are proposed as part of this application. Essentially these relate to the:

provision of an attached garage
alterations to the colour treatment of the approved window and door
and a replacement wall to the site frontage.

3.2 The proposal is similar to that previously approved under SMD/2019/0596 in that it proposes a single dwelling within the site with adequate off road parking and turning facilities and domestic curtilage.

4.0 POLICY

4.1 Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

4.2 The National Planning Policy Framework (NPPF) was published in February 2019. It is the Government's clear intention that the document should be considered to be a material consideration and as such carries particular weight where development is not addressed by planning policies in the existing Development Plan.

4.3 The NPPF confirms that at the heart of the guidance is a presumption in favour of sustainable development (para 11) and that for decision making this means approving development proposals that accord with the Development Plan without delay unless material considerations indicate otherwise. The Development Plan for the Staffordshire Moorlands comprises of the Local Plan submission version (Feb 2018) and the Saved Local Plan Proposals Map (Adopted 1998).

4.4 The Local Plan shows the application site to be in the North Staffordshire Green Belt. The NPPF states in para 133 that the Government attaches great importance to Green Belts and its fundamental aim of preventing urban sprawl by keeping land permanently open. Para 145 sets out the exceptions where the construction of new buildings would not be regarded as inappropriate development.

4.5 The most relevant policies of the adopted Core Strategy are considered to be SS1 (Development Principles); SS1a (Presumption in Favour of Sustainable Development); SS2 (Future provision of Development); SS3 (Distribution of Development); SS4 (Managing the Release of Housing Land); SS6 (Development in Rural Areas); SS6a (Larger Villages Areas Strategy); Policy SS 10 (Other Rural Areas Strategy); SD1 (Sustainable Use of Resources); SD3 (Carbon saving Measures in Development); SD4 (Pollution and Flood Risk); H1 (New Housing); R2 (Rural Housing); DC3 (Landscape and Settlement Setting); T1 Development and Sustainable Transport and T2 (Other Sustainable Transport Measures). For the sake of brevity these policies are not quoted in full but they are referred to where appropriate in the following section.

4.6 In terms of Supplementary Planning Guidance, the Space About Dwellings (September 1998 - Appendix 3 of the Local Plan) is important in the consideration of this application.

4.7 Also of particular relevance to this application is the Staffordshire Moorlands Housing Land Supply Statement (March 2018) which sets out the Local Authority's performance in respect of housing land supply and housing delivery.

5.0 ASSESSMENT

5.1 The application site is located within the North Staffordshire Green Belt. This issue was considered in both the outline application and subsequent reserved matters application, both of which remain extant. be i) whether there have been any material changes either in the site or surrounding area (ii) whether the changes to the proposed house type would raise any adverse issues in terms of amenity, design or impact on the character and appearance of the conservation area which have not previously been considered and (iii) whether there have been any changes to the adopted development plan polices which would prejudice planning permission from now being approved.

5.2 In terms of the application site and its surroundings it is not considered that there have been any significant or material changes. The site remains part of the side garden of garden Greenacre and its size and boundaries remain the same as those previously approved. The application site remains within the village development boundary, where there is a general presumption in favour of development. The village continues to have a number of shops and facilities and the application sites location would still be deemed sustainable. There have been no changes to the application site with regards to ground levels, topography, or biodiversity. Furthermore no planning permissions have been approved within the application site or its immediate vicinity, which if approved would affect the ability for this scheme to be constructed in a policy compliant way.

5.3 Whilst the submitted scheme proposes some design changes to the approved house types these are relatively minor. This application proposes the erection of a two-storey dwelling sited on the site in accordance with the layout approved at outline and reserved matters stage. An attached single garage will be attached to the western gable of the building. The proposed dwelling will be constructed using a Birtley Olde English brick with natural stone quoins and a timber framed porch under a Hawkins Staffordshire Blue plain clay tile roof. The window materials will be uPVC casements in a grey colour as opposed to the cream approved and the front door will comprise of an oak feature door as approved to the previously approved composite. In addition to the above it is proposed to remove the existing hedgerow to the boundary frontage and replace this with a stone wall to match the entrance with a new hedgerow planted behind.

5.4 Whilst the application site lies within the North Staffordshire Green Belt the impact of a new dwelling in this location on its character and appearance has previously been considered to be acceptable. The proposed changes would not be so sufficient as to warrant a different conclusion in being reached. The proposed changes would not result in a dwellinghouse which is fundamentally different in terms of form, design, character and appearance to that previously approved. Overall its character and appearance would remain in keeping with the area which is varied in terms of house types and styles and accordingly there would be no conflict with the adopted design policies of the development plan. Furthermore, it is not considered that the proposal raises any fresh planning issues not considered as part of the determination for the previous reserved matters scheme.

5.5 In terms of adopted development plan policies the Core Strategy and the policies contained remain in force and the current application would still fall to be considered under all the same policies which formed the basis of the determination of the previous applications. All other supplementary guidance remains in force. Whilst work is continuing on the emerging Local plan little if any change has been made in the 6 months following the grant of the previous reserved matters application. In any event these emerging policies were considered as part of the previous application and it is not considered that the weight attached to them should be altered. No further revisions have been made to the National Planning Policy Framework the updated guidance essentially remains the same in relation to the proposed development. Namely that it permits infill extensions in the Green Belt, promotes the provision of new housing in sustainable location and seeks to promote high quality design. Indeed, the continuing housing crisis continues to place greater emphasis and pressure on the delivery of new housing that the country needs with paragraph 68 of the Framework acknowledging that "small and medium sized sizes can make an important contribution to the meeting the housing requirement of an area and are often built out relatively quickly."

5.6 In this instance the given that there has been no significant or material change to either the application site or the adopted development plan policies the erection of a single dwelling represents sustainable development and should be approved without delay.

6. CONCLUSION

6.1This application should be considered in the context of the presumption in favour of sustainable development as confirmed by paragraph 11 of the National Planning Policy Framework. The principle of a new dwelling in this location has been previously accepted by the Council and the existence of an extant permission is a significant material consideration. The proposed development represents a sustainable form of infill development which would positively contribute to the Council's housing supply without raising any adverse amenity, highway safety or ecological considerations. The proposed changes are minor and would not result in any harm to the character and appearance of the area or adversely impact on residential amenity or highway safety. The LPA is therefore respectfully requested to approve planning

permission for the erection of a single dwelling on land forming part of the side garden of Greenacre without delay.

7.0 DESIGN & ACCESS STATEMENT

USE

The application proposes the use of the application site for residential purposes. The application site is located within a predominately residential area and this form of development is considered to reflect the nature and character of existing development which surrounds the site.

AMOUNT

The application proposes the erection of a single dwelling which would be in keeping with the nature and character of existing development which surrounds the site and ensures that adopted development plan policies could be satisfactorily achieved.

LAYOUT

The layout of the proposed dwelling is unaltered as shown on drawing number 2019-2390-13A.

SCALE

The application proposes the erection of a single two storey four bedroom dwelling. It is considered that this scale of development would be in keeping with the nature and character of existing development which surrounds the site.

LANDSCAPING

The application proposes to remove the existing hedgerow to the front boundary and replace it with a stone wall in keeping with the entrance with a hedgerow behind . More detailed planting will be left up to future occupiers to decide what they want to plant in their own private gardens.

APPEARANCE

The proposed development would deliver a traditional design using traditional materials which is in keeping and reflective of the adjacent development.

ACCESS

The proposed residential development would be served by the existing access arrangement off the A520 with adequate off road parking to the existing and proposed dwellings. The site is within easy walking and cycling distance of the centre of the village which has a wide range of services and facilities. Public transport links are easily accessible to Leek and other parts of the Staffordshire Moorlands as well as the neighbouring city of Stoke on Trent.