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PLANNING, DESIGN & ACCESS STATEMENT

PROPOSAL : ERCETION OF BUNGALOW

ADDRESS : LAND OFF JENNYS WAY, BEECH AVENUE, CHEDDLETON, ST13 7LJ

APPLICANT : K B DEVELOPMENTS

DATE : MAY 2020 JOB No. : 2020-2493

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1.0 INTRODUCTION

1.1 Sammons Architectural Ltd have been appointed to prepare and submit a full application which seeks consent for a detached bungalow on land adjacent to Jenny's Way, off Beech Avenue, Cheddleton on behalf of K B Developments. The application is accompanied by drawing numbers 2020-2493-01, 2020-2493-02, 2020-2493-03A, 2020-2493-04 and 2020-2493-05 which should be read in conjunction with this statement.

1.2 This statement analyses the site, the proposal and the policy context within which it is made. Thereafter it provides justification for approval of the proposed development primarily on the basis that Cheddleton village is a target for significant housing growth up to 2026. The proposed development lies within a recognised development boundary where there is a general presumption in favour of development. It will relate well to the existing area and no significant demonstrable harm would arise in respect of the proposal in relation to the character and appearance of the area, highway safety or residential amenity. In addition, the economic and social benefits which the development would bring in terms of its contribution to housing land supply, new homes bonus, jobs in construction and the construction industry supply chain and spending in local shops also attract considerable weight in favour of the proposal.

2.0 SITE DESCRIPTION

2.1 The application site comprises of an irregular shaped plot of open land which lies to the north of Jenny's Way, off Beech Avenue, Cheddleton. The plot which extends to circa 464 sq metres is currently a mix of tarmacadam and scrub land and contains a concrete sectional garage with the base of a second garage adjacent. Hedgerows form the boundaries to the east and west of the site with a group of self set trees to the rear of the site. A public footpath which provides access to the playing fields to the north runs contiguous with the eastern boundary of the application site. The site lies within an established area of residential development with two storey semi detached dwellings to the east and south east and more recent detached and terraced bungalows to the west and south west.

2.2 The site occupies a sustainable location within the built up area of Cheddleton within easy walking and cycling distance of the numerous facilities and employment opportunities the village provides. Regular public transport connections are also available. For the purposes of the development plan the application site lies within the village development boundary where there is a general presumption in favour of development.

3.0 PROPOSAL

3.1 This is a full application which seeks consent for the erection of a detached bungalow and garage. The proposed bungalow, which would provide a kitchen, lounge, study, bathroom and two bedrooms would be located centrally within the plot adjacent to the eastern boundary of the site. The proposed detached garage would be located within the north western corner of the application site. The bungalow and garage would be constructed from facing brickwork under a tiled roof. Access would be off Jenny's Way with parking facilities provided on the western side of the dwelling. The property would benefit from front and rear gardens.

3.2 The public footpath route, as shown on the submitted plan, would remain unaffected by the proposals.

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 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 SS10 (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); DC1 (Design Considerations) 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.

4.5 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.

4.6 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 key issues for consideration in the determination of this application are considered to be:-

- The principle of development
- Impact on the character and appearance of the area
- Impact on residential amenity; and
- Highway safety

Principle of development

5.2 Policy SS6a (Larger Villages) of the Core Strategy states that in addition to the three market towns of Leek, Cheadle and Biddulph the bulk of local housing needs for the rural areas will be met within the

larger villages of which Cheddleton is identified as one. The application site lies within the village development boundary where there is a general presumption in favour of development. The application site comprises a sustainable location for new housing that is within easy walking and cycling distance of the numerous local services, facilities and employment opportunities on offer within the village. The site also lies within short walking stance of public transport connections which offer regular links with neighbouring towns of Leek and Cheadle. The application is submitted at a time when the Local Plan would support the development of this site for housing and the proposal will assist in delivering the Council's commitment for housing. The proposed development is therefore considered to be acceptable in principle.

5.3 The proposal will also derive a number of social benefits notably helping the Local Planning Authority to meet its housing delivery targets. In terms of the economic dimension of sustainable development the proposed development will meet this aim by generating additional household expenditure which will contribute to the local economy and help to support local services and facilities. Additional economic benefits will be achieved through the employment generated during the construction phase. Such benefits are considered to be worthy of weight. With regards to the environmental dimension of sustainable development the site is considered to be well related to the surrounding residential development and its sustainable location will help generate sustainable travel patterns and reduce the need for reliance on the private car. Having regard to the above considerations it is concluded that the principle of development is wholly acceptable on this site and that the proposal constitutes a sustainable form of development.

Design & Impact on the character and appearance of the area

5.4 Housing Development" states that "all development will be assessed according to the extent to which it provides for high quality, sustainable housing ...and the strategy for the area having regard to the location of the development, the characteristics of the site...All housing should be the most appropriate density compatible with the site and its location, with the character of the surrounding area." The specific design policies of the CS also seek to promote local distinctiveness and positively contribute to the area as is similarly reflected in the NPPF which confirms that the Government attaches great importance to the design of the built environment. It furthermore states that good design is a key aspect of sustainable development; is indivisible from good planning; and should contribute positively to making places better for people. Developments should function well and establish a strong sense of place creating attractive and comfortable places to live, work and visit. Proposals should also optimise the potential of the site to accommodate development and respond to local character and history including local materials and the use of good architecture and appropriate landscaping. Developments should also create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion. Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

5.5 The proposed bungalow has taken its cue for design from the adjacent residential development and would be identical to the two detached bungalows previously approved on Jenny's way thereby reinforcing the character of the area. It would have a simple rectangular floorplan with the bungalow positioned centrally in the site at right angles to those on the western side and be constructed from facing brickwork and roofing tile to match the surrounding to ensure that it is quickly assimilated into its surroundings. Adequate amenity space would be provided with a front and rear garden and off road parking is also provided. The proposed development would be read as a logical and coherent extension of the existing residential development and makes use of an under utilised space which detracts from the character and appearance of the site and immediate area. On balance it is considered that the submitted details adequately demonstrate that the application site can accommodate the density of development sought and that it can be assimilated into the area without any visual harm to the site or the wider

surrounding area. In this respect the proposal accords with CS policies H1 and DC1 and the guidance contained in the NPPF more generally.

Impact on Residential Amenity

5.6 The application site falls away across the site in an east to west direction. The pair of semis on Beech Avenue, which back onto the side gable of the proposed bungalow, occupy an elevated position. The side facing elevation of the proposed bungalow contains secondary windows only to avoid any issues. The existing hedgerow is to be retained thus reducing any potential impact for overlooking/loss of amenity. Given the single storey nature of the proposed dwelling, difference in site levels and existing boundary treatment it is not considered that the proposal would have a detrimental impact on the amenity of the occupiers of these dwellings. The terrace of bungalows off Jenny's Way would sit gable end on with no side facing windows to the proposed bungalow. The two new bungalows recently constructed would have an indirect relationship with the proposed dwelling. It is not considered that the proposed development would give rise to any significant adverse impacts to neighbouring residential amenity and will derive acceptable levels of residential amenity for future occupiers of the proposed dwellings. The proposal therefore meets the requirements of policy DC1 of the Core Strategy in this regard.

Highways

5.7 Paragraph 32 of the NPPF states: Plans and decisions should take account of whether: the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure; safe and suitable access to the site can be achieved for all people and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe is reflected in CS Policy T1 Development and Sustainable Transport.

5.8 The proposed bungalow would be accessed off Jenny's Way. Adequate off road parking provision for the dwelling can be achieved within the site and there would therefore be no significant conflict with CS Policy T1 or guidance contained in the NPPF.

6.0 Conclusion

6.1 This 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 proposed development represents a sustainable form of development which would positively contribute to the Council's housing supply without raising any adverse amenity, highway safety or ecological considerations. The LPA is therefore respectfully requested to approve planning permission for the erection of detached bungalow on land adjacent to Jenny's Way, Cheddleton 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 bungalow 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 shown on drawing number 2020-2493-02. The proposed dwelling would be located centrally on the site with a detached garage provided in the north western corner. Amenity space will be provided to the front and rear of the dwelling with parking facilities to the west.

SCALE

The application proposes the erection of a modest detached two bedroom bungalow. 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

All existing hedgerows will be retained on site. 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 bungalow has been designed to reflect those previously erected on Jenny's Way. The use of traditional materials will ensure that the proposed dwelling is in keeping and reflective of the adjacent development and will ensure that it is quickly assimilated into the area.

ACCESS

The proposed residential development would be served by Jenny's Way a short unadopted highway off Beech Avenue. Adequate off road parking facilities are to be provided within the site. 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.