SMYTHEMAN ARCHITECTURAL

CIAT Registered Practice

3155 Design & Access Statement

Land to north of: 50 Draycott Rd, Tean, Stoke-on-Trent, ST10 4JF

Grid Ref: SK 00460 39732
Easting (X): 400460, Northing (Y): 339732

Outline planning permission for 2 No. new dwellings with 'means of access' established (all other matters reserved)

Revision A	**02-06-20**	**BJ**	**Plan extracts updated to latest revisions.**

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1.0 Introduction

This Design & Access Statement has been prepared by Smytheman Architectural supporting an application for 'Outline Planning Permission' submitted to Staffordshire Moorlands District Council on behalf of Mr & Mrs Litchfield; the applicants.

The applicants own the existing house number '50 Draycott Road' which benefits from over 3,075m^2 of garden curtilage. The proposals sub-divide the existing garden, and a new access shall be created from the highway.

This document intends to demonstrate that the applicant has carefully considered the site, neighbouring buildings and the wider context when formulating the proposals. This document should be read in conjunction with the following drawings:

Submitted drawings by 'Smytheman Architectural'

- RL20-SA-XX-XX-DR-A-0103_RevP0.2_Proposed_Access_Arrangements
- RL20-SA-XX-XX-DR-A-0104_ RevP0.1_Location_Plan_and_Proposed_Block_Plan

2.0 Location & Site

Grid Ref: SK 00460 39732
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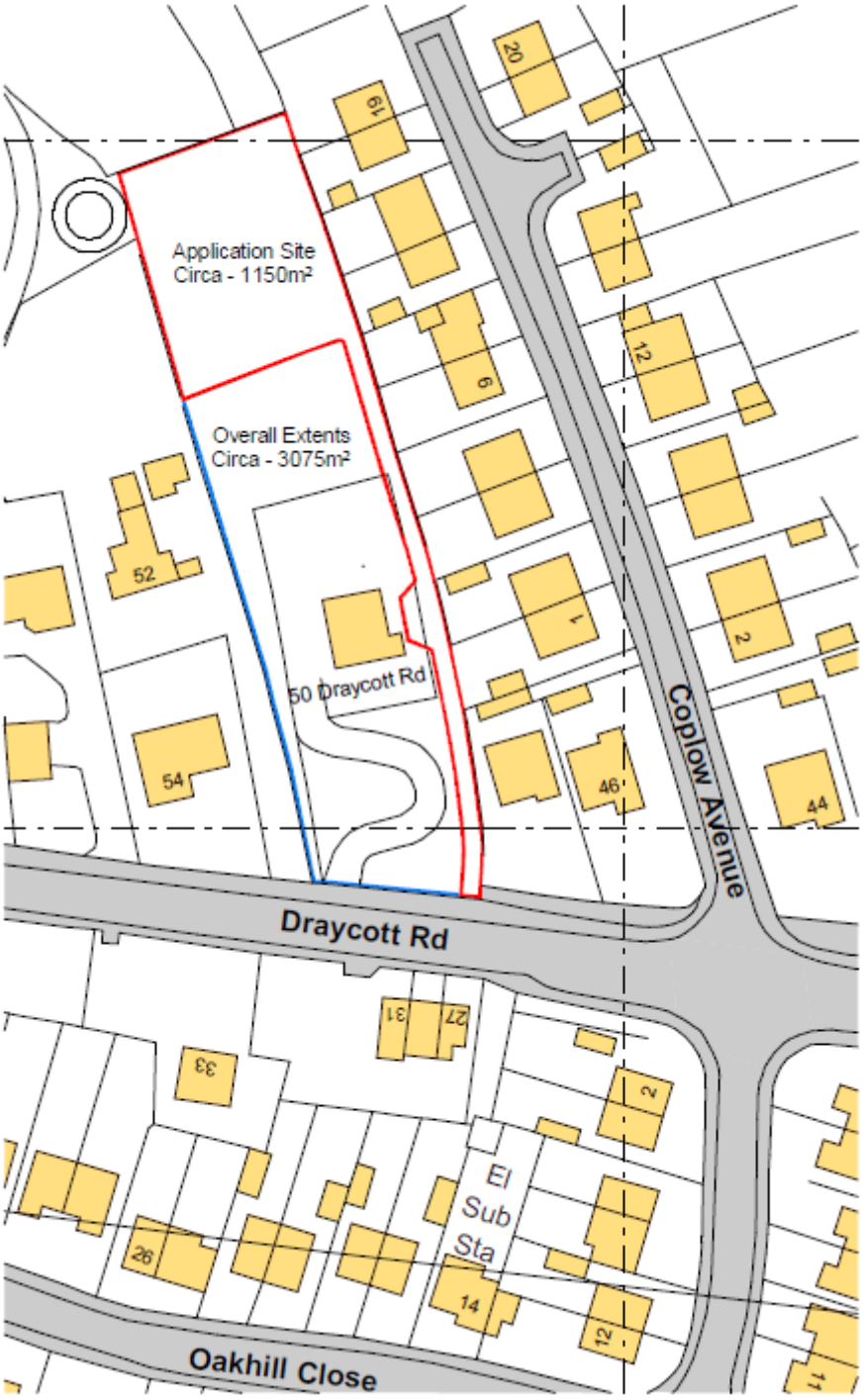

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Figure 1: OS series map, site denoted by Red edged boundary by Smytheman Architectural. Other land owned by applicant edged Blue.

3.0 Site Description

The site is located to the North side of Draycott Road, within the Upper Tean settlement boundary. The site is not designated ‘Green Belt’ or ‘open countryside’.

The road has a 30mph speed limit in this location and good visibility for more than 96m as required on a ‘priority road’ in both directions.

The application site is outside any ‘Flood zone’ 2 or 3 areas, it does not contain any listed buildings or locally important buildings, it is not within the ‘Upper Tean Conservation Area’ (Red edged Line in below Figure) and there are no tree preservation orders within the site.

There are no trees with a root protection area that would affect the proposals on the site. The application site is neighboured to the east by the rear of semi-detached houses on the western side of ‘Coplow Avenue’. The development will ensure satisfactory amenity interfaces are achieved to these properties.

To the north there is no properties within close proximity whilst to the south the existing dwelling owned by the applicant is circa 35m from the proposed ‘red edged’ site boundary.

To the west there is no immediate properties however, to the south west there is numbers 52 and 54 Draycott Road. Again, amenity interface distances can be satisfied to these properties.

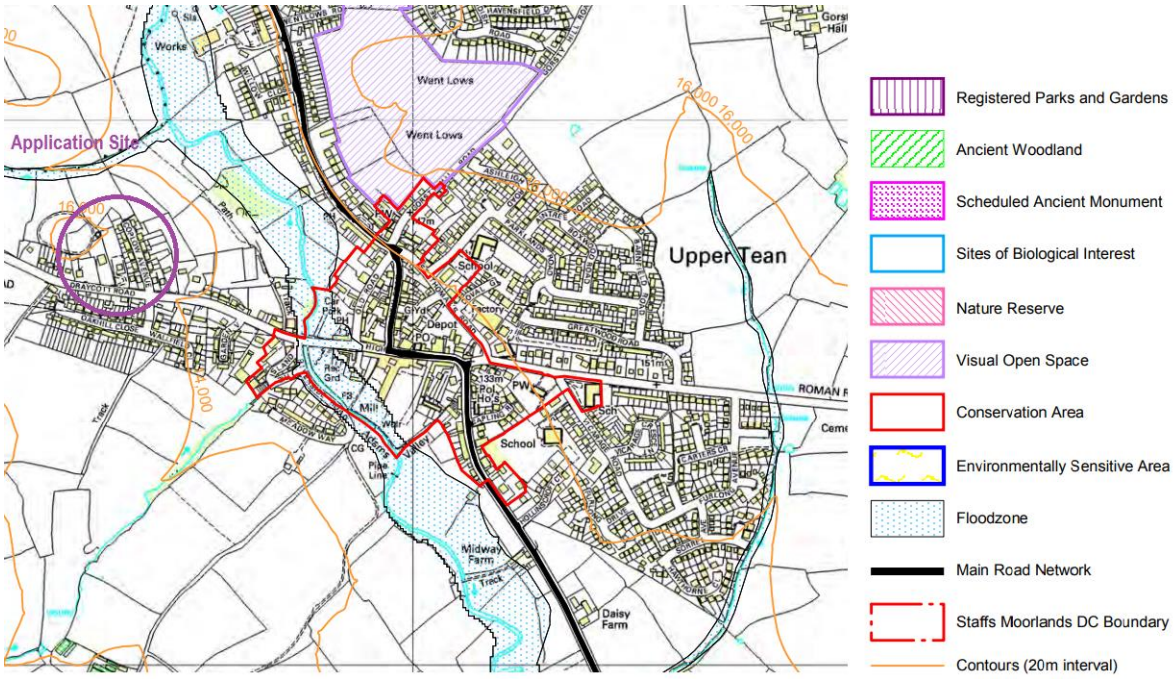


Figure 2: Edited extract from Staffordshire Moorlands website demonstrating Upper Tean Settlement area. Application site shown within Purple Ring. By Smytheman Architectural.

4.0 Proposal

The existing house; '50 Draycott Road' is a two-storey structure with a gross external footprint of approximately 95m^2.

The design of the building shall be part of the 'reserved matters'. Equally the exact footprint area would also fall within this requirement. However, the intention is to create two equal sized detached properties to the north, on the raised land beyond the house. The buildings footprint on the 'indicative' proposed block plan is circa 86m^2 however, this shall be a 'reserved matter'. Garden spaces shall exceed the policy requirement by a substantial amount and parking can be provided for at least two cars per dwelling.

The subdivided site is 1225m^2 meaning the combined building footprint might account for a modest 10%. This leaves ample garden, adequate parking, potential for a detached garage and any drainage provision that might be necessary such as a sewage treatment plant; if the main sewer drainage cannot be connected to. The proposals are within the 'development boundary' the use of the site is ultimately 'the effective use of land' in order to provide quality housing, which is in demand, NPPF Section 11 would promote this.

The appearance and materials could be contemporary as there is no uniform style in this area of Staffordshire Moorlands. '50 Draycott Road' is a white roughcast rendered building with an unusual roof profile. Similar infill developments have been permitted locally, nearby outside the settlement boundary a new dwelling is under construction (approved in outline under SMD/2016/0511) with separate access route alongside 112 Draycott Road. The 'reserved matters' have been approved for this dwelling under SMD/2018/0448 and the property in question is detached with 4 bedrooms potentially, 4 separate parking spaces and a garage, there is a contemporary balcony and glazed French doors. The proposal uses a red facing brick façade with a new plain clay tile; specified as a MARLEY 'Hawkins' model. This is also an infill development.



Figure 3: Indicative proposal by Smytheman Architectural. Proposed buildings in Purple.

5.0 Design

Use

Around the site, all properties tend to be dwelling houses under C3(a) use class in-keeping with the residential area. The proposals would be a modest addition to the wider area, providing two new detached dwellings with a footprint fit for circa 3-4-bedroom family homes.

- **C3 Dwellinghouses -** This class is formed of three parts
  - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child

Figure 4: The proposal 'Use'

Amount

'50 Draycott Road' has a ground floor footprint of approximately 95m^2. Providing 4-bedroom accommodation over two storeys.

The proposals look to create two additional similar properties over two storeys. A detached Garage could also be formed potentially. The exact 'Amount' of built footprint would fall under the 'reserved matters' for this Outline application.

Layout

The building 'Layout' is a 'reserved matter' as this is subject to the exact requirements of the applicant, however, the indicative block plan suggests that two 86m^2 footprints can be sited on an angle to the west of the access drive. Gardens of over 200m^2 can be achieved and patio / hardstanding's of circa 100m^2 can also be provided to each unit. This allows for adequate parking of 2 or more vehicles.

Additionally, the proposed units would be set a minimum of 21m from the front of the new property to the rear elevation of the existing houses on Coplow Avenue. Where this is a blank 'side elevation' a minimum of 14m can be provided.

Scale & Massing

Most properties around the site are two storeys in scale. The proposals would follow this scale and mass. The recently approved dwelling under construction previously mentioned in 'Section 4.0' (SMD/2018/0448) is two storeys with a balcony.

Appearance and Materials

There is no defined material palette around the site. The appearance and materials shall be a reserved matter; however, the principle of a contemporary house is suggested.

Landscaping

The application site does not have any TPO's in place. No trees are to be removed within the proposals. The site has some embankments that will receive minor reworking to enable the development.

Traffic Generation, Access and Car Parking

The proposals will benefit from off-road parking and potentially Garage storage facilities. As the site has ample area, any amount of parking could be provided within reason, for houses of this size we can anticipate creating around 2-3 additional cars. 2 parking spaces have been shown in the 'indicative proposal.' This can be conditioned.

An access point to the land owned by the applicant is already established and functions safely. The site would be entered by a separate driveway 'head' around 14.5m to the east of the existing access to '50 Draycott Road'. This has good visibility in both directions along a 30mph 'priority road'. This can be agreed within this application.

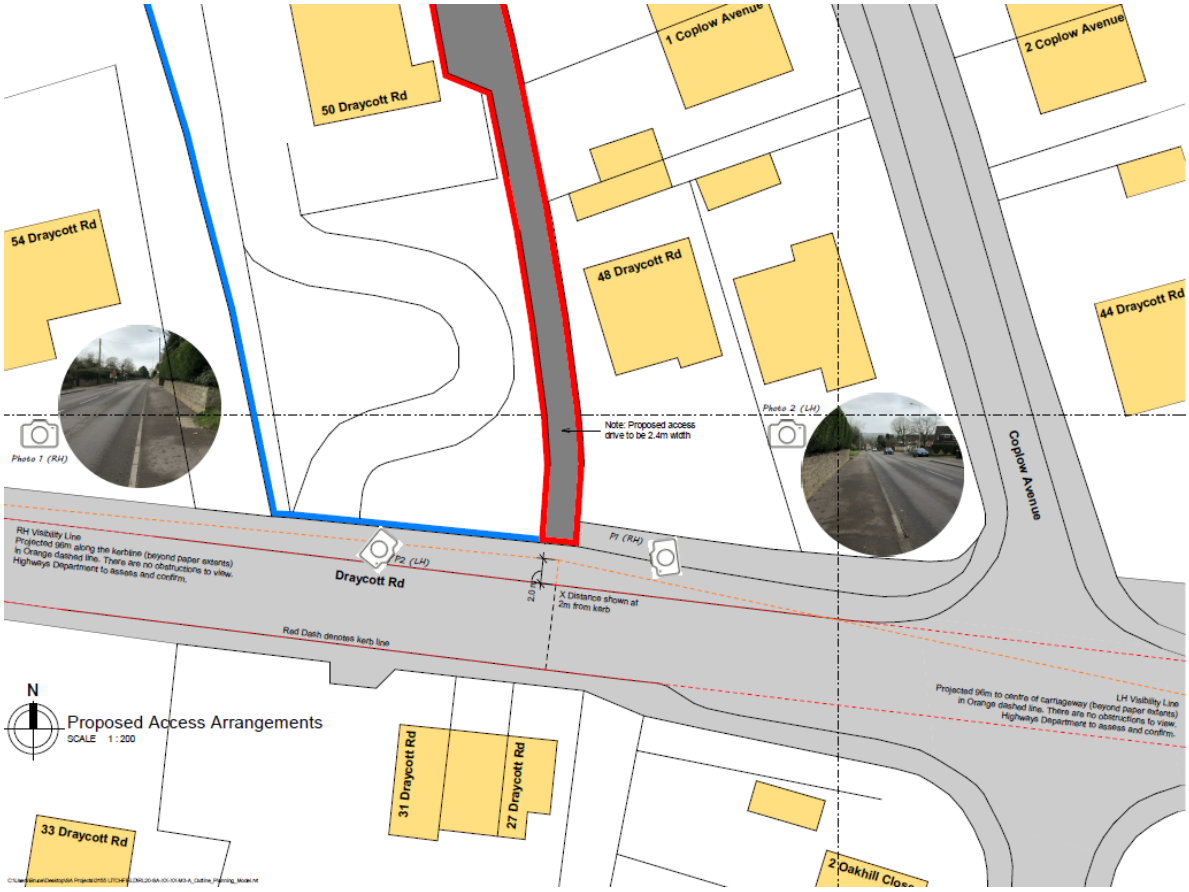


Figure 5: Extract from 'Proposed Access Arrangements' drawing by Smytheman Architectural.

6.0 Relevant planning policies

The Planning and Compulsory Purchase Act 2004 (the 2004 Act) requires that planning applications be determined in accordance with the development plan unless material circumstances indicate otherwise.

Staffordshire Moorlands District Council are currently developing 'The Local Plan 2016-2031'.

Currently the Core Strategy 'Key Documents' set out the Council's town planning policies for guiding development and protecting the environment in Staffordshire Moorlands for the purposes of the 2004 Act.

National planning policy guidance in the form of the National Planning Policy Framework (NPPF) underpin the general strategy for new development with which all development plans must be in broad conformity. The proposals have been assessed against these documents in the following sections:

Local Plan

The Staffordshire Moorlands Core Strategy defines the strategy at the heart of the new plan making. This strategy sets out the overarching spatial planning framework for the long-term regeneration. Relevant policies and objectives include:

Spatial Objective SO 4

Policy SS3 Future Provision and Distribution of Development
Policy H1 New Housing Development
Policy DC 1 Design Considerations
Policy DC 3 Landscape and Settlement Setting

Policy SS3 Future Provision & Distribution of Development & Spatial Objective SO 4

Within the Core Strategy there is an aspiration for Staffordshire Moorlands, (and all other Authorities) to meet the rate of housing supply outlined in the NPPF. This is for all types of housing but includes 'Market' housing in addition to types such as affordable.

7.22 In order to address the objectively assessed needs for housing in the District the Local Plan proposes 6,080 dwellings for the period 2012 – 2031 (320 per year) which is expected to meet the projected household increase for the District over this period. Although the Local Plan period is 2016 to 2031, the calculation of housing requirements backdates to 2012 in order to take account of the shortfall of housing provision that has occurred in recent years. The proposed level of provision will enable the Council to:

- fully meet demographic housing needs
- help support an increase of over 800 full time equivalent (FTE) jobs across the plan period
- help address the affordable housing need.

Figure 5: Extract from the Staffordshire Moorlands Local Plan - Submission Version

Policy SS3 relates to 'Future Provision and Distribution of Development', this states that rural areas of the district will account for 25% of all 'housing development' land provision. This is a modest figure due to the need to protect greenbelt from urban sprawl. Only sites outside of the greenbelt should be considered for new housing according to policy, in anything other than special circumstances. This application is infill outside the greenbelt.

Vision for the Rural Areas

The Rural Areas will have viable, attractive villages and smaller settlements which will continue to foster appropriate, sensitive growth and vitality to support rural living and work. The larger villages will be the rural centres for services, facilities and jobs acting to sustain the rural areas. Smaller village communities will also continue to thrive with a range of housing opportunities and improved access to community services. There will be a more vibrant and diverse rural economy which will provide a range of local job opportunities and support a thriving agricultural sector. Mixed-use development at Blythe Bridge will support the Rural Areas and potential wider regeneration initiatives.

Figure 6: Smaller settlements such as Upper Tean can accommodate 'sensitive growth' to support rural living and work.

SO4. To provide new housing that is affordable, desirable, well-designed and meets the needs of residents of the Moorlands.

Figure 7: The objectives of SO4 are supported by the proposed development.

Within the 'Draft Local Plan', Staffordshire Moorlands District Council have identified a 'development boundary' for 'larger villages'. The vision for these areas is that they "continue to foster appropriate, sensitive growth and vitality to support rural living and work. The larger villages will be the rural centres for services, facilities and jobs acting to sustain the rural areas." Upper Tean has been identified as a 'larger village' and the following 'development boundary has been established. See Figure 8 on following page:

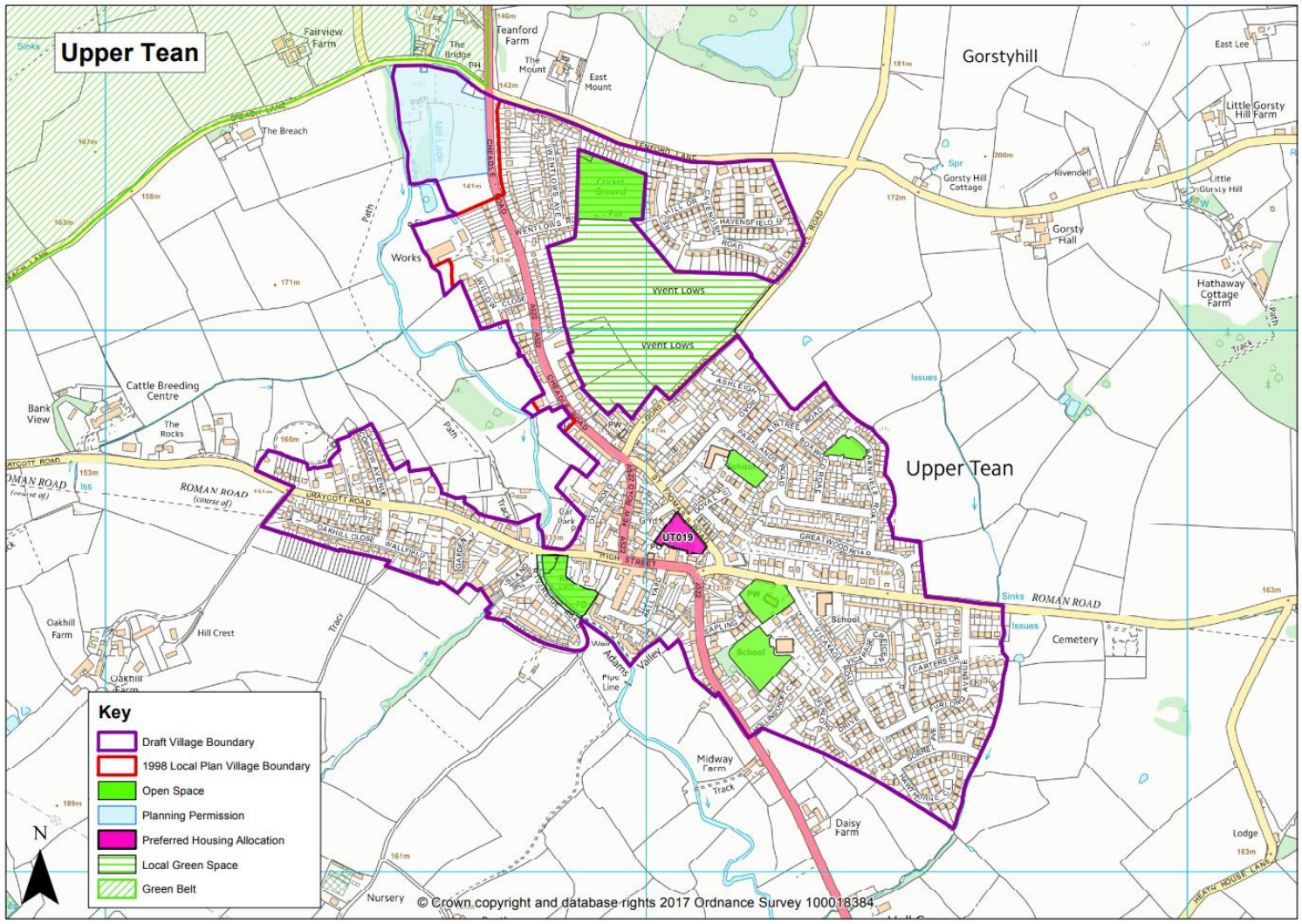


Figure 8: Upper Tean 'development boundary' from the draft Local Plan by Staffordshire Moorlands, the application site is within the 'Village boundary' making the principle of development positive as it will achieve the aims of SO4 within the village boundary, this type of development and growth within rural town centres is positive.

Policy H1 New Housing Development

H1 New Housing Development

New housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in policy H2, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies in SS5 and SS6.

All development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified local housing market needs and the strategy for the area having regard to the location of the development, the characteristics of the site and the economics of provision.

In addition:

- Housing for special groups, particularly for older people, should meet a genuine and proven local need and demand and be of a scale and in a location which is appropriate to its needs.
- Housing proposals of 10 dwellings or more will be required to provide a mix of housing in terms of size, type and tenure on the site. The final mix will be negotiated with the developer based on local housing needs as informed by the Strategic Housing Market Assessment and other relevant factors such as available supply and market demand.
- All housing development should be at the most appropriate density compatible with the site and its location, and with the character of the surrounding area. This will generally be within the range of 40 dwellings per hectare or more in or on the edge of town centres , 30 – 40 dwellings per hectare in other urban areas and villages and 20 – 30 dwellings per hectare in remoter rural areas.
- Residential development and redevelopment on unidentified (windfall) sites will be permitted up to an indicative maximum scheme size of 9 dwellings within the Development Boundaries of the towns and larger villages, and up to an indicative maximum scheme size of 5 dwellings within the Infill Development Boundaries of the smaller villages. Exceptionally, larger windfall schemes may be permitted where it would provide over-riding affordable housing, regeneration, conservation or infrastructure benefits and it would not undermine delivery of the spatial strategy.
- All new dwellings should aim to be built to "Lifetime Homes" standard in accordance with the current national advice and targets.
- All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers whilst respecting the privacy and amenity of existing occupiers.
- All new dwellings must meet the sustainable design and construction requirements set out in policy SD1.

Policy H1 relates to 'New Housing Development'. The proposal is for two new houses which is minor relative to what this policy discusses.

The key analysis of this policy is that there is 'local need' for this development.

The proposals are of an appropriate scale to provide adequate levels of accommodation whilst retaining sufficient interface distances. This ensures overdevelopment will not occur.

Lastly by using modern, high quality materials the energy efficiency requirements of SD1 can be met whilst the important design requirements in DC1 can also be adhered to.

Figure 9: Policy H1 with analysis of Policy DC1 and SD1

Policy H1 ‘from the Staffordshire Moorlands Local Plan - Submission Version’ also elaborates on this policy. This states that the following ‘Housing proposals can be supported:

This importantly states that where proposals for ‘residential development’ is within ‘development boundaries’ will be supported.

4) Housing development on sites not allocated for such purposes in Policy H2 will be supported as follows:

a) Within the development boundaries of the towns and larger villages, residential development and development on unidentified (windfall) sites will be permitted, subject to compliance with the Spatial Strategy and wider Local Plan policies

b) Outside of the development boundaries, limited infill residential development of an appropriate scale and character for the Spatial Strategy will be supported, provided that:

- The development will adjoin the boundary of a larger village and be well related to the existing pattern of development and surrounding land uses, or;
- The development is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development; and

c) In all cases the development will not lead to a prominent intrusion into the countryside or have an adverse impact of significance to the character of the countryside.

Figure 10: Additions to H1 from Staffordshire Moorlands Local Plan - Submission Version

Policy DC 1 Design Considerations

Policy DC1 Requirement	**Smytheman Response**
Be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area	This is the aspiration. The exact design shall be a ‘reserved matter’.
Be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance	See Section 5.0 of this report for assurances regarding ‘Design’.
Incorporate sustainable construction techniques and design concepts for buildings	L1A will be applicable, water and energy efficiency models will be followed.
Protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping	The indicative site plan demonstrates how adequate interface distances can be achieved whilst providing garden space.
Provide for safe and satisfactory access and contribute to meeting the parking requirement arising from necessary car use	The indicative site plan demonstrates how safe access and adequate parking can be provided.
Ensure that existing drainage, wastewater and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed	The spacious site could accommodate soakaways or if necessary, a sewage treatment plant.

Policy DC 3 Landscape and Settlement Setting

Policy DC3 sets out measures to protect and enhance the local landscape and setting of settlements. Policy resists *"development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement and important views into and out of the settlement".* The application site has no protection, it does not have a significant contribution to the settlement or form an important view or vista. The proposals are not within the greenbelt and the site could be considered an 'infill development', or 'garden development'. The site can accommodate the existing and proposed buildings.

National Planning Policy Framework (February 2019)

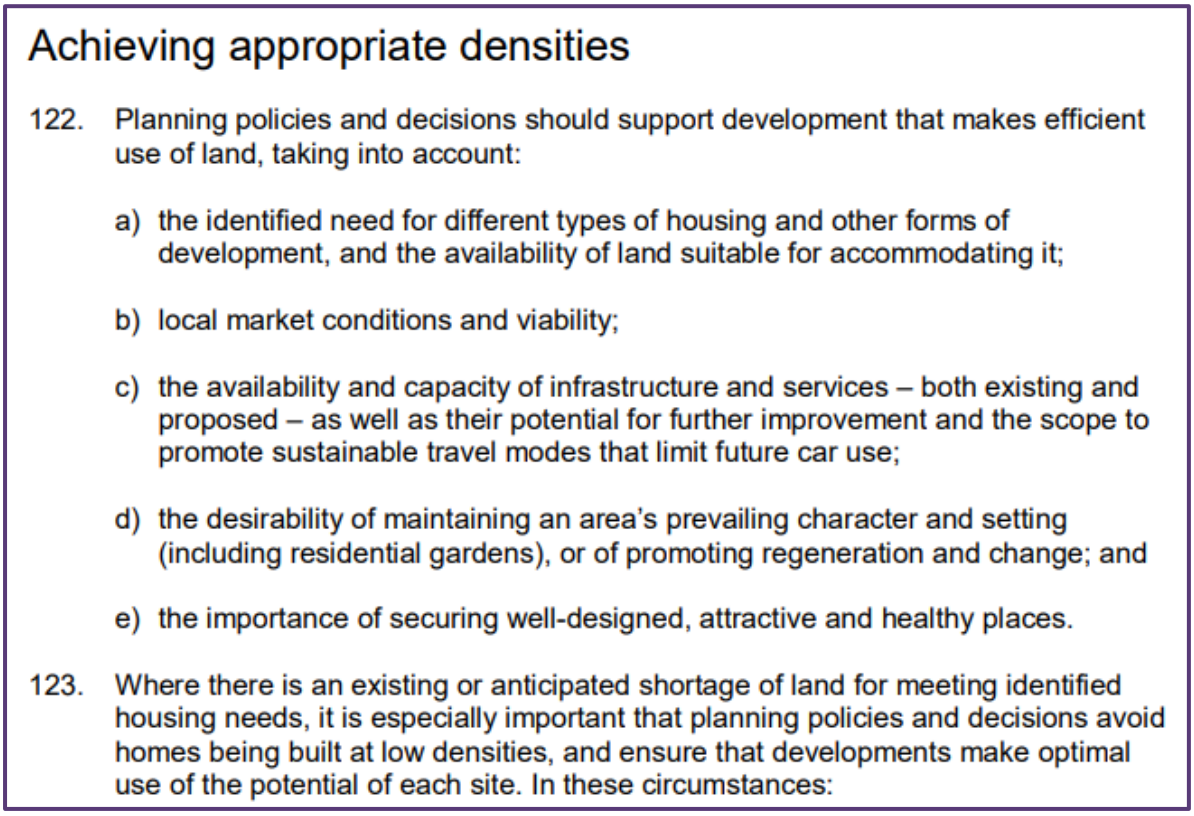
The National Planning Policy Framework (NPPF) key message is that the *"presumption in favour of sustainable development"* is considered to be *"the golden thread running through both plan-making and decision making"* which should be applied by local planning authorities when assessing and determining planning applications.

The relevant sections of the NPPF would be:

Section 5: Delivering a sufficient supply of homes
Section 11: Making effective use of land
Section 12: Achieving well-designed spaces

Section 5 relates to the supply of houses and is similar to the local policy previously discussed. Section 11 on the other hand deals with ensuring land is appropriately developed. Under development where there is a shortfall of housing is detrimental, therefore, where there is an opportunity to create additional housing without detriment to surrounding properties, this should be approved.

The following extract from Section 11 is particularly relevant:



Achieving appropriate densities

122. Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.

123. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

Figure 11: Extract from the NPPF states that under-development is also negative where there is a shortfall of housing. The proposed development would make good use of the site.

Section 12 relates to 'Achieving well-designed places', national policy forms the ethos of policy DC1 from the local level policy. This has been analysed previously.

7.0 Conclusion

To conclude, the proposals and this use on the application site is supported in both local and national policy.

The proposals have a minor positive effect towards the long term aims of Core Strategy.

Within Staffordshire Moorlands district the following similar infill housing type applications have been approved recently and these have not necessarily been within settlement boundaries:

SMD/2018/0448 - Application for approval of reserved matters following outline approval relating to
SMD/2018/0039 - Outline planning permission with all matters reserved for a new dwelling
SMD/2017/0639 - Proposed new detached dorma dwelling
SMD/2018/0547 - Proposed residential development consisting of 4 No. Semi-detached Bungalows and 2 NO. 1.5 Storey Bungalows together with new access to site.

For these reasons rehearsed it is considered that the application is appropriate development and should be **approved.**