SAMMONS Architectural LIMITED

Chartered Institute of Architectural Technologists

10 Cawdry Buildings
Fountain Street
Leek, Staffordshire, ST13 6JP
Tel / fax 01538 386002
e-mail info@sammonsltd.co.uk

PLANNING, DESIGN & ACCESS STATEMENT

PROPOSAL : CHANGE OF HOUSE TYPE PREVIOUSLY APPROVED UNDER PLANNING PERMISSION SM0256-87

ADDRESS : PLOT 145, 27 MEADOW CLOSE, LEEK

APPLICANT : R D (LEEK) LTD

DATE : JULY 2020 **JOB No. : 2020-2508**

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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 change of house type to plot 145, 27 Meadow Close, Leek on behalf of R D (Leek) Ltd. The application is accompanied by drawing numbers 2020-2508-05A, 2020-2508-06A, 2020-2508-07 and 2020-2508-10 which should be read in conjunction with this statement.

2.0 SITE DESCRIPTION

2.1 The application site which extends to 541 sq metres relates to an as yet undeveloped plot of land forming part of a larger permission for 186 dwellings with associated roads and landscaping off Pickwood Avenue granted approval in November 1987 under application reference SM-256-87. The constructed properties are all detached dwellings of generally similar sizes, ridge heights, materials and design.

2.2 The site occupies a sustainable location within the built up area of leek 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 a change of house type to a previously approved plot. The submitted scheme proposes a detached two storey dwelling with accommodation in the roof space. It would provide an open plan kitchen/living room with integral garage, hallway and w.c. with master bedroom and three further bedrooms and family bathroom above and fifth bedroom with ensuite and dressing area in the attic. The proposed dwelling would have a 'L' shaped floor plan would sit centrally within the wedge shaped plot with off road parking to the front and private amenity space to the side and rear. The proposed dwelling would be constructed from facing brickwork under a tiled roof. Access would be off Meadow Close, a short cul de sac which leads onto Pickwood Avenue.

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); SS5a (Leek Area Strategy); SD1 (Sustainable Use of Resources); SD3 (Carbon saving Measures in Development); H1 (New 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 and the Design Guide.

4.6 Also of particular relevance to this application is the Staffordshire Moorlands Housing Land Supply Statement (March 2019) which sets out the Local Authority's performance in respect of housing land supply and housing delivery.

5.0 ASSESSMENT

The application site has an extant permission for housing as part of a larger residential scheme permitted under application SM0256-87 and thus the principle of the site for residential use has already been established.

The key issue therefore is whether the change of house type would be in keeping with the character and appearance of the site and the wider surrounding area and whether it would result in any additional harm to amenity or highway safety.

Core Strategy Policy HC1 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.

The house type previously approved for this site was house type A which consisted of a relatively simple two storey twin cell building which contained the main accommodation comprising of a kitchen, dining, lounge with hall and cloakroom at ground floor with master bedroom with ensuite, two further bedrooms and a family bathroom above. A single storey pitched roof development to the side would provide an integral garage with utility room behind and a front porch added some interest to the design.

The application site lies at the head of the cul de sac now known as Meadow View. Despite the large size of the wedge shaped plot it has a relatively narrow frontage which increases to its widest point at the

centre of the plot before tapering back down. The proposed dwelling is positioned in the centre of the plot as previously agreed. The proposed house type is detached as previously approved and is similar to those already found on the estate and as such it would not be inappropriate to the area. The proposed dwelling works with the topography of the site which falls away 2.3m over the depth of the house. Facing and roofing materials would be the same as those already used on the Pickwood Avenue development and therefore the development would be quickly assimilated into the area. Adequate amenity space would be provided with a side and rear garden and off road parking is also provided.

On balance it is considered that the change of house type would raise no issues in terms of its impact upon the character and appearance of the application site and 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
Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The gable end of number 29 Meadow Close (plot 146) which lies to the north east of the application site is blank. Whilst the gable end of the proposed dwelling contains two windows these both serve en-suite facilities and as such would be obscure glazed. This could be satisfactorily controlled via a suitably worded planning condition.

The proposed dwelling would be positioned in the same location as previously approved and the windows which would serve the master bedroom would be located no further toward the shared boundary thereby no additional overlooking issues other than that previously considered would be raised.

In terms of its impact on the undeveloped plot 144 which lies to the south east of the application building this building is approved to sit significantly further forward in its plot meaning that the front wall of the application building and the rear wall of the approved but as yet to be constructed dwelling would be pretty much in line. Due to this juxtapositioning of the buildings it is not considered that the change in house type would have no adverse impact upon the amenity which would be afforded to the occupiers of this dwelling through overlooking or loss of privacy. The proposal therefore meets the requirements of policy DC1 of the Core Strategy in this regard.

Highways
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.

The proposed dwelling would be access directly off Meadow Close as per the extant permission. Adequate parking facilities are provided within the site and there would therefore be no significant conflict with CS Policy T1 or guidance contained in the NPPF.

6.0 Conclusion

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 change of house type to plot 145 (27 Meadow Close) 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. An extant permission exists for residential use of this site.

AMOUNT

The application proposes the erection of a detached 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 shown on drawing number 2020-2508-06A. The proposed dwelling would be located centrally on the site. Amenity space will be provided to the side and rear of the dwelling with parking facilities to the front.

SCALE

The application proposes the erection of a large detached five 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 estate will be landscaped as part of the scheme approved under SM.0256-87. 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 dwelling has been designed to reflect those already erected as part of the much larger estate development. 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 Meadow View a short cul de sac off Pickwood 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 the town and other parts of the Staffordshire Moorlands as well as the neighbouring city of Stoke on Trent.