SMYTHEMAN ARCHITECTURAL

CIAT Registered Practice

3176 Design & Access Statement

Land Adjacent to Hassle Hill cottage, Hassle Hill Avenue, Kingsley, Staffordshire.

Outline planning permission for new detached Dwelling and Garage with 'means of access' established (all other matters reserved)

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0	04.08.2020	AT	Planning Document

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1.0 Introduction

This Design & Access Statement has been prepared by Smytheman Architectural in support of an application for ‘Outline Planning Permission’ submitted to Staffordshire Moorlands District Council.

This is commissioned on behalf of Mr & Mrs Adrian Milward

The applicants own the existing 3-bedroom house named ‘Hastle Hill Cottage, Hastle Hill Avenue, Kingsley. The existing farmhouse comprises of a site area of 1080m2.

The proposal subdivides the garden, with access from a shared driveway. The proposal comprises of a detached dwelling and garage and separate drainage and services are proposed

This document intends to demonstrate that the applicant has carefully considered the site, the building and the wider context when formulating the proposals.

This document should be read in conjunction with the following drawings:

Submitted drawings by ‘Smytheman Architectural’

1. **3176-01 Proposal**



2.0 Location & Site

Grid Ref: **SK 0159346678**
Easting (X): **401593**
Northing (Y): **346678**



Figure 1: OS series map, site denoted by Blue Marker



Figure 2: Aerial view of the application site. Residential properties bound the south of the site with farmland wrapping around the northern and eastern boundaries.

3.0 Site Description

The site is located 2.7 miles North of Cheadle and 9.9 miles South of Leek. The nearest village is Kingsley 0.7 miles west of the site. The site is accessed from the primary distributor A52 highway onto the local highway, Holt lane and then Hastle hill to a short driveway which serves the property.

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 a conservation area there are no tree preservation orders within the site.

The site and surrounding land is not within designated 'Green Belt'. The Staffordshire Moorlands Interactive Map service show this to bound the site on the northern and eastern parameters.



Figure 3: Evidence of the total area of land owned by the applicant. This equates to 1080 square metres and comprises of a cottage, garden curtilage and outbuilding. The site is all within the proposed village boundary, Kingsley.

4.0 Proposal

The existing house; 'Hastle Hill Cottage is a two-storey structure with a gross external footprint of approximately 100m^2.

The intention is to create an equivalent size property to the West, of the property. The property shown. The subdivided site is 400m^2 meaning the proposed building footprint 25%. This leaves ample garden, adequate parking, potential for an integral garage size 6000x3350mm) and any drainage provision.



Figure 4: Site Plan showing the proposal in its immediate context.

As the indicative site plan shows; the proposals could be constructed without impact on the amenity of surrounding properties located 14metres from the end gable of 7 Hastle hill as its nearest neighbour. Other distances far exceed those in the space about dwellings guidance.

The proposals remain within the proposed boundary of the village of Kingsley and as such represent a sustainable development.

The regeneration of the site could be thought to be 'the effective use of land' in order to provide quality housing, which is in demand, NPPF Section 11 would promote this.

The design of the building shall be part of the 'reserved matters'. Equally the exact footprint area would also fall within this requirement.

The appearance and materials could be contemporary as there is no uniform style in this area of Staffordshire Moorlands. 'Hastle Hill Cottage' is a white rendered building with grey plain clay tiles. Adjacent former council houses are brown brick and a grey concrete tile.

112 Draycott Road nearby is constructed in a Red brick with a modern tiles roof with roof cut outs into an internal courtyard. It is quite modern in proportion and again features UPVC windows.



Figure 5: Indicative proposal by Smytheman Architectural. Proposed dwelling marked.

5.0 Design

Use

Hastle Hill Cottage is a 3-bedroom dwelling house, this is C3(a) use class. The proposals would also be for a similar dwelling house of 3-5 bedrooms. A five-bedroom house is shown for illustration purposes.

- **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

Amount

'Hastle Hill Cottage has a footprint of approximately 100m^2. The accommodation is over two storeys with a floor area of 180m2

The proposals look to create a 5-bedroom dwelling over two storeys of approximately 180m2, this will also have a similar footprint to 'Bank View'. With 20m2 included for an integral garage.

The exact 'Amount' of built footprint would fall under the 'reserved matters' for this Outline application.

Layout

The site would be entered at the same driveway 'head' as 'Hastle hill cottage. This is a driveway off a Hassle Hill a quiet suburban road. The access is to be agreed within this application.

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 the new dwelling would fit within the westerly portion of the site with a suitable access provided by a shared driveway.

In the Indicative proposal the house would be set with an interface distance of circa 14m between the side elevation and the existing property of No7 Hastle Hill the proposed development as the closest property. This means there is no potential for the 'loss of residential amenity' to neighbouring properties.

Scale & Massing

'Hastle Hill Cottage is two storeys in scale. The proposals would follow this scale and mass.

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 would no be out of place in this location.



Figure 6: View of the site from the highway.

Landscaping

The access point has been established on the indicative site plan. This would have a drained or permeable driveway and hardstanding area leading up to the proposed house and Garage. The application site does not have any TPO's in place. There are no trees that will require removal within the proposals.

Traffic Generation, Access and Car Parking

The proposals will benefit from off-road parking and Garage storage facilities. As the site has ample area, any amount of parking could be provided within reason, for a house of this size resulting in 4 additional cars. These have been shown in the 'indicative proposal.'

The access point to the site is already established and it is suggested that this forms part of the approval.

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 'The Local Plan 2016-2031'. has finished its consultation phase and is now in place.

The Local Plan sets out the development strategy, strategic and development management policies and land designations for the District. It influences how and where the Staffordshire Moorlands will develop in the future. It sets out what the District Council would like to achieve in each of the main towns and the rural areas outside the Peak District National Park. The Local Plan also provides the framework for future detailed guidance to supplement the policies.

'This Local Plan comprises of the following:

- *A Portrait of Staffordshire Moorlands - a description of the District*
- *The Challenges - a summary of the key challenges facing the District*
- *The Vision – detailing what the Staffordshire Moorlands will be like in 2031*
- *Aims and Objectives – stating what the Local Plan is proposing to achieve*
- *A Spatial Strategy and Strategic Policies – setting out the over-arching strategy and policies for the District*
- *Development Management Policies – setting out specific measures to manage development*
- *Strategic Development Site Policies - specific policy to guide the development of strategic sites*
- *Implementation and Monitoring - a framework for how the plan will be implemented and monitored*
- *Maps - for Leek, Biddulph, Cheadle and the Rural Areas which identify proposed sites and boundaries'*

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 Plans must be consistent with Government policy. The National Planning Policy Framework (NPPF) sets out Government policy regarding planning matters. Paragraph 14 of the NPPF is a critical element of national planning policy in relation to Local Plans. It states that:'

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.
For plan-making this means that: local planning authorities should positively seek opportunities to meet the development needs of their area:
Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"

Staffordshire Moorlands Local Plan

- Policy SO1 To make provision for the overall land-use requirements for the District, consistent with national policy and evidence
- Policy SO4 To provide new housing that is affordable, desirable, well-designed and meets
  the needs of residents of the Moorlands.
- Policy SO6 To maintain and promote sustainable regenerated rural areas and communities with access to employment opportunities, housing and services for all.
- Policy SO8. To promote local distinctiveness by means of good design and the conservation protection and enhancement of historic, environmental and cultural assets throughout
- the District.
- Policy SS08 Larger Villages Strategy
- 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

SO 01: *'This development approach facilitates growth of towns and larger villages where it can be accommodated whilst enabling an appropriate scale of development in rural areas to support sustainable communities and help bring forward regeneration opportunities.'*

The proposal seeks to optimise on available land within the village of Kingsley thereby supporting the policy to avoid the development of greenbelt land. A development which is of a type and scale that will fit in with the buildings of the immediate vicinity and larger village of Kingsley. Villages defined in the local plan 'as the most sustainable settlements in the rural areas which generally have a good local social infrastructure, some local employment opportunities and good accessibility to the towns and larger centres.'

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 7: Settlements such as Kingsley can accommodate 'sensitive growth' to support rural living and work. The applicant in this proposal, has lived and worked locally lifelong, therefore, the proposals can be considered to accord with Policy SO4.

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

Figure 8: Policy SO4, discussed above.

SO6. To maintain and promote sustainable regenerated rural areas and communities with access to employment opportunities, housing and services for all.

Figure9: By creating additional 'quality housing' stock within a rural settlement and outside of the greenbelt, there will be a small positive effect on the area/ community. The 'trickle down effect' from multiple small good quality developments is what leads to the overall regeneration of the area.

SO8. To promote local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets throughout the District.

Figure 10: As per the analysis of Spatial Objective 6, good design will enhance the local area and ultimately the wider District.

SS08 Larger Villages Areas Strategy

This proposal falls within the larger village of Kingsley and therefore would be part of the collective asset which would contribute and support surrounding rural area and smaller villages. This policy allows for the for development or redevelopment of land to come forward which is appropriate to the Spatial Strategy of the area. Development maps have been prepared in respect of the village envelopes from which sites may be considered on their merits subject to key criteria being met as set out in Policy H1.

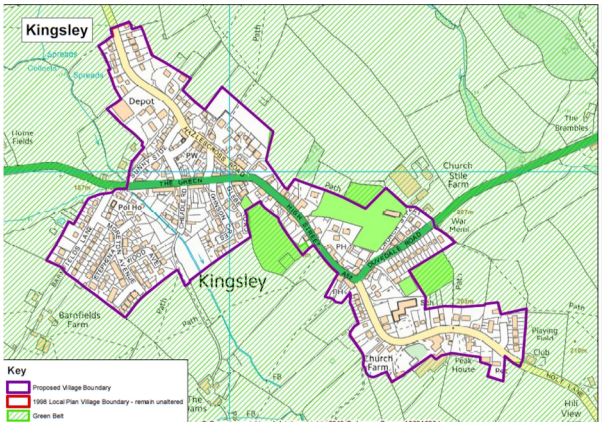


Figure 11: Plan of the Village Boundary – Extract from Staffordshire Moorlands Local Plan.

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 a single house 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 design requirements in DC1 are met, whilst energy efficiency requirements of SD1 can be met, this relates to the 'Sustainable Use of Resources'.

Figure 4: Policy H1 with analysis of Policy DC1 and SD1

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

'Limited infill' development is appropriate provided scale and character adhere to the Spatial Strategy, such as objectives SO4 and SO8.

Policy DC1, mentioned above, sets out design criteria relating to new development. This will reinforce local distinctiveness and positively contribute to the area. Within DC1 the following requirements are relevant:

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

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	See Figure 10, this is the aspiration.
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	As a new building, 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 make a contribution 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, waste water 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 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'.

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 an additional house 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 6: 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 building use on the application site is supported in both local and national policy.

The proposals meet the specific needs of the applicant, whilst representing a satisfactory infill within the larger village boundary of Kingsley, the provision of an additional unit has a minor positive effect towards the long term aims of the housing targets set out in the Local Plan and will make a small but positive contribution towards the local economy.

All information provided as part of this application would support the decision to approve this development where all matters except for the highway considerations are reserved for future approval.