SMYTHEMAN ARCHITECTURAL

CIAT Registered Practice

3166 Design & Access Statement

The Olde Chapel, Temple Row, Winnothdale, near Tean, Stoke-On-Trent, ST10 4HB

Grid Ref: SK 02937 40353
(X) Easting: 402937 (Y) Northing: 340353

Retrospective Application for Regularisation of the Parking & Landscaping at Existing Lawful Dwelling

Rev	Date	By	Description
P0.1	25-09-20	BJ	Revision to document title and content based on J.Stannard advice.

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1.0 Introduction

This Design & Access Statement has been prepared by Smytheman Architectural supporting an application for ‘Full Planning Permission’ to regularise the Parking & Landscaping at an Existing Lawful Dwelling. The landscaping and parking have been in place since circa 2005 at the same time that the former Chapel building was converted. This had planning approval.

This is submitted to Staffordshire Moorlands District Council on behalf of Mr B Slaney; the applicant. The applicant has worked and lives in the Staffordshire Moorlands district for all their life and ‘The Olde Chapel’; which was previously rented out as a ‘self-catering guest house’ will provide a single household.

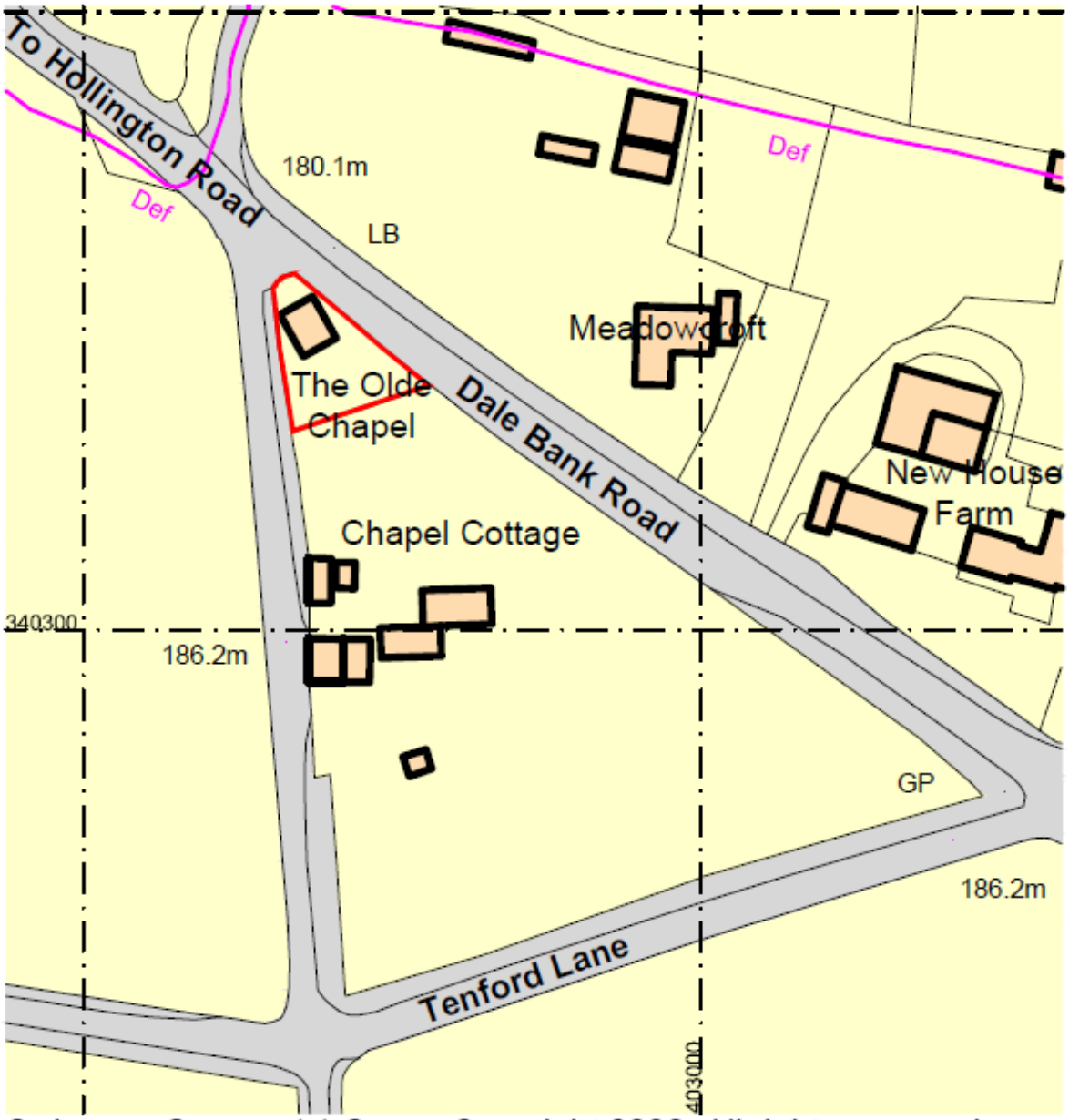
This document intends to demonstrate that the applicant has considered the site, neighbouring buildings and the wider context when formulating the proposals. This document should be read in conjunction with the following drawings:

Submitted drawings by ‘Smytheman Architectural’

- BS02-SA-XX-XX-DR-A-0201_RevP0.1_Existing_Plans_Elevations_&_Location
- BS02-SA-XX-XX-DR-A-0101_Retrospective_Proposed_Block_Plan

2.0 Location & Site

Grid Ref: SK 02937 40353
(X) Easting: 402937
(Y) Northing: 340353



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Figure 1: OS series map, site denoted by Red edged boundary by Smytheman Architectural.

3.0 Site Description

The site is in the ‘open countryside’ close to the boundary (Pink Line) of the Cheadle / Checkley County Parish boundary in an area known as ‘Tenford’. This is best described as a small settlement 2 miles south of Cheadle, on the river Tean, architecturally Tenford consists of a few farms, nursery’s and scattered dwellings.

The roads around the site are ‘country lanes’ with only a national speed limit in place. The vehicular access to the hardstanding and rear of the property comes from the West site boundary. This is approximately 18m beyond the junction where the steep (unnamed) single track road from Tenford Lane meets ‘Dale Bank Road’. Here parking for 2 or potentially more cars is easily available on the existing hardstanding. This is more than adequate to serve a ‘2 bedroom dwelling’. Additionally, the access to ‘Chapel Cottage’ to the South of the application site is a further 12m from the junction.

The existing gate position is set back from the highway, this is circa 2.4m.

According to the ‘Staffordshire Moorlands Interactive Planning Map’ the application site is outside any ‘Flood zone’ 2 or 3 areas, it does not contain any listed buildings or locally important buildings on or around the site, it is not within a Conservation Area boundary and there are no tree preservation orders within the site.

The site levels rise from North to South with a level hardstanding and retaining wall holding back a raised lawned garden area of 121m^2.

4.0 Proposal

On 10-05-2004 consent was granted for the ‘Conversion of Chapel to holiday accommodation’ (C3 dwelling use class) under application SMD/2004/00267. This work was completed, and the current building layout provides a Ground Floor Kitchen, Living and Dining accommodation over circa 46m^2. Two Bedrooms and a Bathroom have been created at First Floor level over a footprint of circa 41m^2.

The site has been used as a dwelling house for periods and a Holiday home. Unfortunately, the demand for independent ‘self-catering’ accommodation has fallen dramatically with the success larger commercial competitors locally for instance Alton Towers Resort Hotels and the 2019 opening of the ‘Stargazing Pods’.

As result the building is more recently exclusively used as a dwelling, for which garden space and parking is important. The following ‘Existing Floor Plans’ demonstrate the room arrangements.

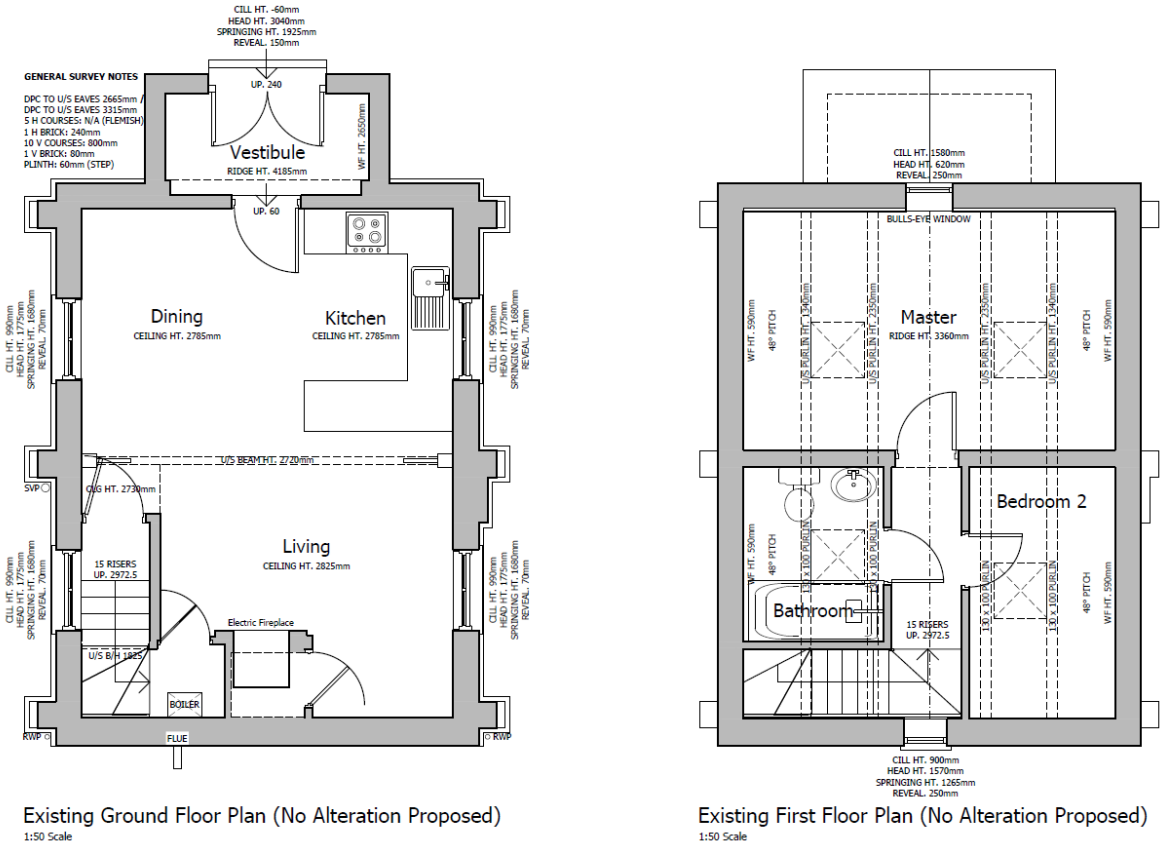


Figure 2: Existing Ground & First Floor Plans by Smytheman Architectural.

In 2004 the proposals were approved with one parking space alongside the property which could be accessed and egressed in a forward direction. The following extract comes from the previous planning approval.

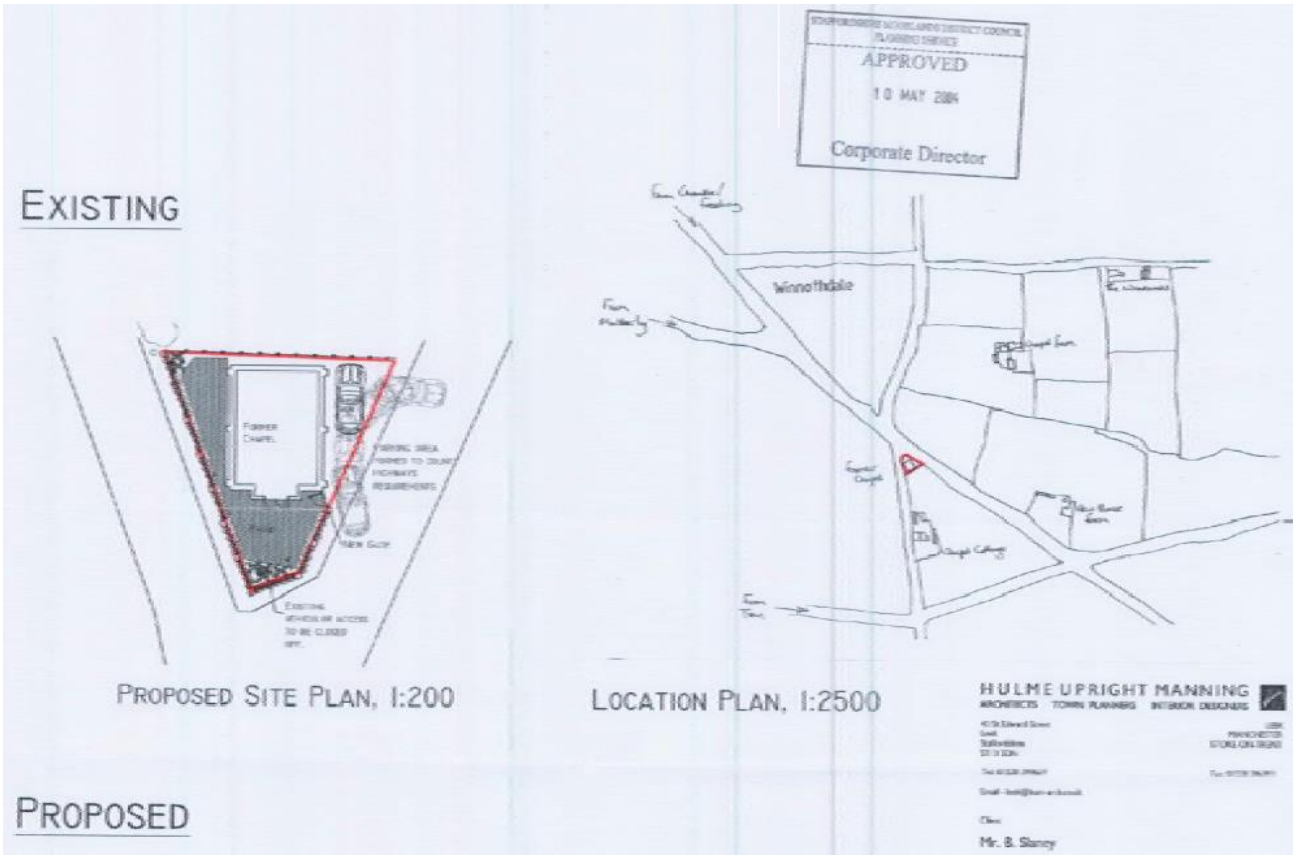


Figure 3: Proposed Block Plan by 'Hulme Upright Manning' approved in 2004.

Not long after the approval, the applicant; Mr Slaney who has lived and worked in Staffordshire Moorlands all his life altered an adjacent piece of land that formerly had a commercial 'repair garage and parking for 2 vehicles'. This appears to have been approved in 1989. The lands new use was as a hardstanding associated with the converted Chapel and as a domestic garden space.

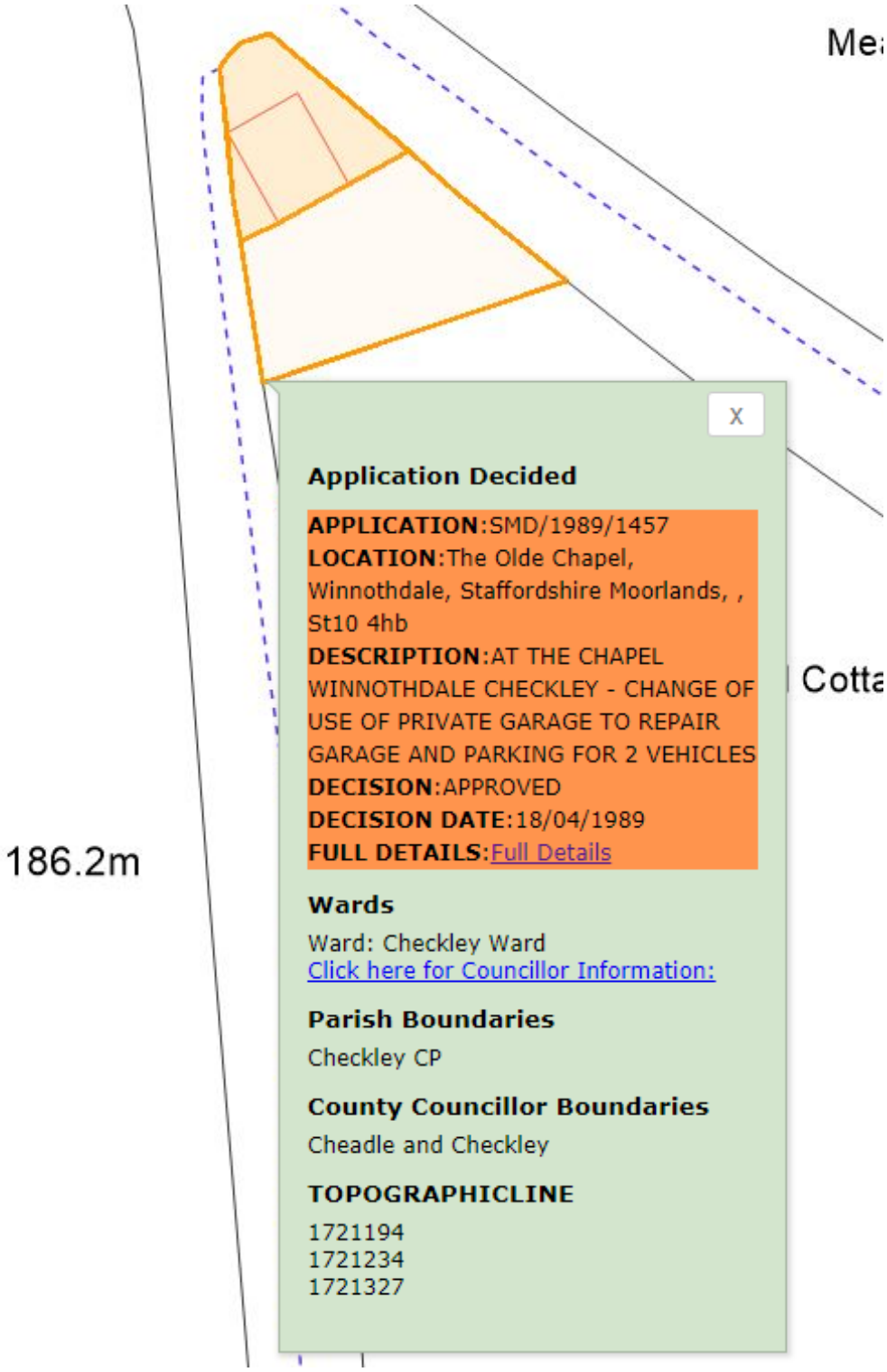


Figure 4: Extract taken directly from the Staffordshire Moorlands District Council 'Interactive Map' this information shows applications decided.

5.0 Design

Use

Garden space and parking area for the enjoyment with the existing house. This is a single 'market' dwelling with a footprint adequate for a 2-bedroom home.

- **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 5: The proposal 'Use'

Amount

There have been no changes made to the Chapel since its conversion to a dwelling.

There is no requirement for any alteration to the amount of structures on the site. The application is retrospective and the increase to the site previously made allowed for:

148m^2 Total Parking areas and hardstanding around the house. This is mostly permeable.
121 m^2 Total Lawned Garden area. This is a raised area with a retaining wall, not easily altered.

Layout

The building 'Layout' is to receive no change in the application, it remains a charming historic building of circa 87m^2 footprint.

Within the site the building benefits for a recently installed Sewage Treatment Plant to deal with all foul water effluent whilst Surface water is soaked away.

Currently there is no provision for household waste collection or recycling as the building has only been used for short stays with the applicant cleaning the property after a visitor. Going forward the applicant would prefer to benefit from the Staffordshire Moorlands 'household waste and recycling' scheme.

Scale & Massing

There is no requirement for any alteration to the scale or mass of the Chapel.

Appearance and Materials

The proposals do not require the use of materials or construction that affects the Olde Chapel. The proposals are retrospective and refer to the external works.

The conversion of the chapel to a dwelling was a positive re-use of the building. The Olde Chapel has a positive effect on the local 'sense of place'. Whilst the building is not provided statutory protection it certainly holds 'heritage value' in all categories and as result it is important that maintenance occurs to the building to ensure its positive effect as a non-designated heritage asset continue.
The materials used for the 'Parking and Landscaping' have been appropriate alongside the Chapel. Materials Retrospective Consent is sought for:

Parking
White Stone Chippings (permeable) to the Parking Area
Natural Stone cobble-set to the entrance to provide circa 2.4m length driveway head.
Natural Timber 'Farm Style' Double Gate
Red Brick low level walls that match the house.

Landscaping
Natural grass raised Lawn area
Red Brick retaining wall which matches the house.

Landscaping

The application site does not have any TPO's in place. No trees are to be removed within the proposals.

The site benefits from a modest 121m^2 Garden area. This exceeds the policy requirements for a home. Previously the dwelling had inadequate parking.

Traffic Generation, Access and Car Parking

The site is rural in a location which requires car use.

Where the 2004 approval benefitted from a single parking space with a very limited garden extent, the site now has an existing area of hardstanding which can safely accommodate 2 or more vehicles which might be expected when inhabited by a modern couple or small family.

Pre-application advice was sought on 02-09-20. This came in the form of a 'Pre-Application Planning Surgery' with 'James Stannard'. Mr Stannard suggested *"this is a significant improvement"* with *"Highway benefit"* and that the *"use has been established"* and now an application to regularise should be submitted.

The existing hardstanding is over 6m wide along the entire length of the house. This means that vehicles can enter and leave in a forward direction theoretically by using the 'manoeuvring space'.

Additionally, the road which the site enters from is an extremely quite single width rural track. The entry is circa 12m from a junction where calls will typically stop.

The roads around the site have good visibility in all directions and the site can easily be accessed by waste collection vehicles and emergency service vehicles.

6.0 Planning Considerations

Staffordshire Moorlands adopted the 'Space About Dwellings' standards on 14-12-1996. This was adopted within the old 'Local Plan' in September 1998.

Policy aims to provide 'privacy for existing and proposed residents' and policy covers the minimum requirement for garden spaces and amenity distances.

Amenity distances are not applicable to the application. Whilst, for a dwelling with one or two bedrooms a garden space of 85m^2 with 14m 'mean length' is stipulated.

Private Gardens

(6) **Dwellings with Three or More Bedrooms**
Mean length required is at least 11 metres and area required is at least 65 square metres excluding the area of the garage space or occupied by any other outbuilding.

(7) **Dwellings with One or Two Bedrooms where Permitted Development Rights Have Not Been Removed**
Mean length required is at least 14 metres and area required is at least 85 square metres excluding the area of the garage space or occupied by any other outbuilding.

Note: Standard (7) provides for a greater garden area and length to allow for two bedroomed houses to be extended without encroaching on the 65 sq.m. minimum based on the rationale that two bed houses are more likely to be extended to provide larger accommodation. It does, however, have a tendency to lead to "bowling alley" gardens.

(8) **Dwellings with One or Two Bedrooms where Permitted Development Rights Have Been Removed**
The standards required in standard no.(6) will apply if permitted development rights are removed.

(9) **Dwellings for Specified Occupiers**
In housing where occupation is guaranteed by a planning obligation to be for elderly, disabled or single people, the mean length required is at least 6.1 metres.

(10) **Patio Dwellings**
Mean length required is at least 6.1 metres and area required is at least 37 square metres. Layouts of patio dwellings will only be permitted if:-

a) the design allows for standards of privacy not inferior to those of a more orthodox layout.

b) the balance of garden space is made available in properly located and designed open spaces to be provided as part of the layout in any event.

Figure 6: Extract from 'Space about Dwellings' (SMDC)

7.0 Conclusion

As summary of discussion made in the report is provided below:

- Pre-Application advice was that the existing situation that requires retrospective consent is a *"significant improvement"* over the previous approved plan.

- The current arrangements are historic and have existed for circa 15 years or more. Unfortunately, there is no documentary evidence to prove this. For this reason, retrospective planning permission is sought.

- The new garden exceeds the requirements of SMDC.

- Parking can also be provided at a rate adequate for a 2 Bedroom dwelling.

- As a historic converted Chapel there is no intention to extend the building in the future, therefore the Garden and Parking will never be reduced by future development.

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