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Staffordshire Moorlands District Council
Moorlands House
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Dear Sir

**PROPOSED ERECTION OF A DETACHED 3-BED HOUSE AND SINGLE GARAGE AT HOLLY HOUSE,
SUGAR STREET, RUSTON SPENCER, MACCLESFIELD, SK11 0SG.**

This statement is submitted on behalf of Mrs Tara Vernon in support of a full planning application for a proposed development at Holly House, Sugar Street, Rushton Spencer. Planning permission for an identical scheme was approved by application SMD/2016/0582 on the 9th May 2017. This further application now essentially seeks to renew this previous permission. The documents submitted with the application include: -

- Completed Application Forms.
- £462.00 in respect of the planning fee.
- CSD 1454 01A – Survey – 1:200@A1.
- CSD 1454 02D – Proposed site plan – 1:200@A1
- CSD 1454 03 – Existing dwelling (Holly House) – 1:100@A2.
- CSD 1454 04A – Proposed new dwelling – 1:100@A2.
- CSD 1454 05 – Proposed dwelling (Holly House) – 1:100@A2.
- CSD 1454 – Location and site plan - 1:1250 & 1:500

The Proposed Development.

1. The application seeks full planning permission for the construction of a detached, two-storey, 3-bedroom house and single garage on the garden land situated to the south west side of Holly House.
2. Access to the new house would be via the existing access onto Sugar Street which already serves Holly House and the adjoining houses at Sharon, Mayfields and Greenfields. The parking arrangements for both the new dwelling and Holly House are shown on the proposed site plan.
3. The existing dwelling at Holly House would be modified with the demolition of the conservatory and the two small single storey extensions which are situated at the rear and north east side of the

property. The position of the existing conservatory and the extensions to be removed are shown on drawings 03 and 04A. An existing first floor bedroom window to the south west side of Holly House would be removed. Two new first floor bedroom windows would be provided in the rear elevation of the house in order to give light to this existing bedroom. Four windows in the south west side of the existing house would be altered so that they would be retained with obscure glazing. A new first floor bedroom window would be provided in the front elevation of Holly House.

National Planning Policy Framework

4. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states; *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”* The current Development Plan is the Staffordshire Moorlands Local Plan adopted September 2020. The other *“material considerations”* to which Section 38(6) refers includes national policy, relevant planning history and site circumstances

5. The National Planning Policy Framework (Framework) sets out the Government’s planning policies for England. It views delivery of sustainable development as a key consideration for the planning system. Indeed, within the Framework there is *‘a presumption in favour of sustainable development’*. Paragraphs 7 and 8 of the Framework reinforces the key principle of sustainable development, i.e. meeting the needs of the present whilst not compromising the ability of future generations to meet their own needs. The following three overarching objectives are set out, and each are seen to be interdependent and pursued in mutually supported ways to secure net gain across each of the objectives:

- (a) an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- (b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- (c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6. The Framework seeks to achieve sustainable development and explains that this involves seeking positive improvements in the quality of the built, natural, and historic environment, as well as in people’s quality of life. This includes promoting good design, the continued protection of the countryside and the protection of natural and heritage assets.

7. Section 12 of the Framework relates to achieving well-designed places. Paragraph 127 states that: *“Planning policies and decisions should ensure that developments:*

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and in summary it states that local planning authorities should aim to ensure developments;

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

8. Planning to meet housing need and demand remains central to the Government's national growth agenda as a response to the continued increase in the UK's population, sustained affordability challenges and as an economic stimulus to assist in maintaining a return to economic growth. Alongside the wider economic growth proposals and funding packages the Government has also seen the reform of the planning system as providing important assistance to the increased supply of housing. In light of this, and Government policy expressed in the Framework to "boost significantly" the supply of open market and affordable housing, LPAs need to ensure that needs for a variety of house types and tenures are met, not only in urban areas, but also in smaller towns, villages, and rural areas.

9. Paragraph 11 of the Framework carries a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant development plan policies or if relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or specific policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed.

10. Paragraph 117 goes further and seeks to promote the effective use of land in meeting the need for homes and other uses in a way that makes as much use as possible of previously developed or 'brownfield land'.

Development Plan

10. The Local Plan was adopted on 9th September 2020 and sets out the council's vision and strategy for the District until 2033. It also refers to the proposed locations for development, and policies which will be used in determining planning applications. The Local Plan covers the Staffordshire Moorlands area except for the part that lies within the Peak District National Park Authority. Relevant policies include: -

- ✓ SS1 – Development Principles.
- ✓ SS2 – Settlement Hierarchy.
- ✓ SS9 – Smaller Villages Area Strategy.
- ✓ H1 – New Housing Development.
- ✓ DC1 – Design Considerations.
- ✓ DC3 – Landscape and Settlement Setting.

11. Policy SS1 seeks to ensure that the development and use of land makes a positive contribution to the social, economic, and environmental improvement of the Staffordshire Moorlands. Particular reference is made to a well-designed and well-maintained environment with development being undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas.

12. Policy SS2 sets out the settlement hierarchy for the district and requires that all development will need to be of a scale and nature appropriate to the character and role of each area within its hierarchy. The hierarchy refers to Towns; Rural Area Larger Villages; Rural Area Smaller Villages and the Other Rural Areas.

13. Policy SS9, the Smaller Villages Area Strategy, confirms that Rushton Spencer is a smaller village where limited new housing development, including small infill will be permitted in accordance with Policy H1. The policy seeks to ensure that any new development reflects and enhances each village's special character and heritage by protecting and enhancing the setting and historic character of the village, including heritage assets.

14. Policy H1, refers to new housing development and seeks to ensure that the plan provides an appropriate range and type of housing. All development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified housing needs, having regard to the location of the development, the characteristics of the site and the economics of provision. All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers of the dwellings whilst respecting the privacy and amenity of occupiers of existing dwellings.

15. Policy DC1 seeks to achieve good design and ensure that all development uses materials that are appropriate to the character of the area. Particular attention should be made to matters of scale, height, density, layout, siting, landscaping, character, and appearance.

16. Policy DC3 seeks to resist development which would lead to prominent intrusion into the countryside.

Planning Considerations

Development within the village

17. Policy SS9 identifies Rushton Spencer as a smaller village within the rural area and confirms that these villages are vital to the rural areas, particularly in terms of providing for local housing and rural employment needs. Whilst the village does not have a defined settlement boundary it is clear that the site falls within the confines of the village where small scale infill schemes of this nature should be permitted provided that they respect the character and appearance of the area in line with Policy H1. Whilst Rushton Spencer is spread out across a fairly large area, the nucleus of the village extends around Sugar Street. The proposed dwelling would be located in the heart of the village within a close walking distance of the local church, the primary school, and the public house. The site is located just off the main A523 Macclesfield to Leek Road which is serviced by a bus service between Ashbourne, Leek and Macclesfield. Planning permission was granted for an identical scheme in May 2017 under a very similar policy context. There can, therefore, be no objection to the principle of the development.

Character, appearance, and amenity.

18. Policy H1 seeks to ensure that 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. The Policy requires that the development should be well related to the existing settlement pattern and would not create or extend ribbon development or lead to a sporadic pattern of development. In all cases the development should not be prominent or have a significant adverse impact on the character and appearance of the countryside. Policy DC1 seeks to achieve good design.

19. The proposed dwelling is situated in the south west side (garden) of the existing dwelling known as Holly House. Both the existing house and the proposed house would be provided with private rear gardens and parking. A street scene detailing the scale and appearance of the new house is provided on drawing 04A. This front elevation demonstrates that the new house would sit comfortably with its neighbour at Holly House and have an acceptable impact on the character and appearance of the area. The existing fir trees and weeping willow to the roadside frontage would be removed and replaced with a beech or hawthorn hedge to provide a more sympathetic treatment to this boundary. The positions of the trees to be removed are shown on drawing 02D. Paragraph 3 of this statement provides details of the alterations which are proposed to Holly House in order to protect the amenity of this property. Overall, the proposal would be sympathetic to the character of this central part of the village and would not cause any harm to the amenity of the existing dwelling. Both dwellings would use the existing shared access onto Sugar Street. The proposal satisfies the requirements of Policies H1 and DC1.

Conclusion

The National Planning Policy Framework indicates that there are three dimensions to sustainable development; environmental, social, and economic. The proposal satisfies the relevant core planning principles within the Framework and the requirements of Local Plan Policies SS9, H1 and DC1 for the following reasons: -

- In environmental terms the proposal is an appropriate form of infill housing development within a sustainable location which would not cause any significant harm to the character of Rushton Spencer.
- In social terms the proposal would increase housing supply and would not cause any harm to the amenity of nearby residents or highway safety.
- The proposed development also results in economic benefit. Although not an employment scheme, the development would create construction jobs and housing and thereby contribute to the local economy.

In accordance with the National Planning Policy Framework significant weight should be given to the need to secure economic growth and planning permission granted for the proposed development.

Yours sincerely

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