



Supporting Design & Access Statement

8th April 2021

Client: Mr & Mrs Jones
Project: P226 – Land Adjacent 455 New Street, Biddulph Moor,
Staffordshire, ST8 7LP

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1 INTRODUCTION

1.1 This design statement has been prepared by Epoch Architecture Ltd to support an outline planning application for the construction of 1no. new dwelling on land adjacent 455 New Street, Biddulph Moor, Staffordshire, ST8 7LP

1.2 Planning permission is sought for the construction of 1no. new dwelling to become the principle residence for the applicants. The proposals consists of a single-storey dwelling with room-in-the-roof accommodation over.

1.3 The application consists of a series of supporting drawings and documents as follows;

Drawings;

Epoch Architecture	P226 – 200 ESP (Existing Site Plan)
	P226 – 201 PSP (Proposed Site Plan)
	P226 – 202 PFP (Proposed Floor Plans)
	P226 – 203 PE (Proposed Elevations)
	P226 – 204 EPBP (Existing & Proposed Block Plan)
	P226 – 205 LP (Location Plan)

Documents;

Epoch Architecture	P206 – Supporting Design & Access Statement
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Image 1 – Application site edged red

2 SITE DESCRIPTION AND HISTORY

2.1. The application site is located within the development boundary of Biddulph Moor. The site is adjoined largely by residential development to the North, East, South and West with the exception of the local village shop immediately opposite to the South. The site is accessed via an existing pedestrian and vehicular access point off New Street to the South which is a 30mph limit adopted highway.

2.2. The site area edged red is 853 square metres.

2.3. The existing dwelling on the site was previously the local police station for the village. However this use ceased in circa. 1985 when the building became a private residential dwelling.

2.4. The existing dwelling occupied by the applicant is of loadbearing masonry construction with intersecting dual pitched roofs over and finished in a traditional plain clay tile. To the buildings West facing elevation is a later addition flat roofed garage which is proposed to be demolished to site the new dwelling.

2.5. The existing boundaries are well defined to the North and West by 1800mm high fences. The Southern boundary is enclosed by a facing brick wall with extended piers and timber infill fence panels to around 2000mm height.

2.6 The natural topography of the site falls from the South with its abutment with New Street to the North by around 1000mm. From East to West the site is relatively flat.

2.7. Several mature trees can be found along the boundaries. These are indicated on the existing and proposed site plans and have been accurately located and sizes surveyed.

3 PLANNING HISTORY

3.1 SMDC's portal has been used to search for any recent planning history. The following results were obtained;

SMD/2016/0456 - Proposed use of curtilage land for siting one residential caravan with shared use of existing site access – **Refused**.

SMD/2017/0182 - Demolition of existing attached garage to provide a two storey side extension to existing dwelling– **Approved**.

SMD/2017/0787 - Proposed new single 2 bed dwelling with shared vehicle access on land adjacent to 455 New Street, Biddulph Moor– **Approved**.

3.2 The principle of a proposed residential unit on the site has been established in the latter two applications above. However both of which proposed a unit attached to the existing dwelling. This is no longer desirable for the applicant.

3.3 A previous proposal was submitted under SMD/2017/0182 to separate the proposal from the host dwelling by around 700mm. However this was not supported by the local authority on design grounds a deemed contrary to policy.

4 PROPOSALS AND DESIGN PRINCIPLES

4.1. It is proposed to construct 1no. new detached residential dwelling of single storey construction with room-in-the-roof accommodation over. The proposal has a modest footprint of 64sqm.

4.2 The proposed building by virtue of its appearance, massing, scale and height will present clearly subordinate to the existing dwelling. A further application is proposed to be submitted to address matters of appearance at a later date via a reserved matters application.

4.3 Previous proposals for a detached dwelling were resisted by the local authority. This was due to the scale and height being too similar to that of the existing dwelling and it would result in an odd and contrived form of development – with which we agree.

4.4 Proposals within this application present a well thought-through scheme, that through clear definition between the existing building and the proposed by virtue of its appearance, massing, scale and height propose good design that is neither odd nor contrived.

4.5 The principle of the proposals for a separate residential unit on the site have already been assessed against other relevant National and Local policies and have been deemed to be compliant. The proposals within this application are not materially different with the exception of improved design.

4.6 The orientation of the building and positioning of windows to habitable rooms would not result in the loss of sunlight, outlook or privacy to any adjacent properties.

4.7 An enclosed amenity area is proposed to the rear of the dwelling of 68sqm assessed using OS mapping data which forms the site, block and locations plans for the application.

4.8 Previous concerns were raised by the highways authority regarding the size of the existing dwelling (number of bedrooms & required parking provision). This was subsequently addressed and the objection removed. We can however confirm that the existing dwelling contains 3 bedrooms and therefore requires 2no. parking spaces. These can comfortably be accommodated on the site in addition to the proposed new dwelling. The proposed dwelling itself has parking provision for a minimum of 2no. vehicles, which meets the local authoritys policy requirements.

5 ACCESS

5.1. Vehicular and pedestrian access to no. 455 and the proposed new dwelling will be maintained by the existing established access point off New Street.

5.2 Sufficient parking provision and turning space is provided to ensure vehicles can exit the site in a forwards gear for safety.

5.3 Access to the new dwelling will comply with the requirements of approved document m of the building regulations.

6 TREES

6.1. A number of existing mature trees can be found on the site and adjoining property. None of the works proposed herewith will have a detrimental impact on the existing trees. They do however provide some level improvement to the health of T1 and T2 by proposing soft landscaping in lieu of hard landscaping below the canopies of these trees.

7 ECOLOGY

7.1. The site is assumed to have low ecological value to protected species.

8 CONCLUSION

8.1 The proposals create a new residential dwelling that by virtue of its appearance, massing, scale and height will present clearly defined from the existing dwelling on the site.

8.2 The proposals within this outline application now present a dwelling that is no longer harmful to the streetscene or the character of the wider area. Therefore it is our opinion that the previous design objections for a detached property have been addressed.

8.3 Having previously been assessed and deemed to meet all other relevant National and Local policy requirements we respectfully request that outline approval for the matters sought be approved.

Appendix A Historical Map 1954-55