

Planning, Design & Access Statement

Full Planning Application for erection of a detached dwelling
at Teanford Mill, Upper Tean, Staffordshire
For Mr. J. Wilshaw

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1.0 INTRODUCTION

- 1.1. Hewitt & Carr Services have been instructed by Mr. J. Wilshaw to seek full planning permission for the erection of a detached dwelling on land at Teanford Mill, Upper Tean.
- 1.2. The proposed dwelling will occupy a floor area of 265 square metres and stand to a maximum height of 7.2 metres. Its accommodation will comprise of an open plan kitchen / dining / family room, utility, hallway, office, lounge and integral garage at ground floor, with four bedrooms (two ensuite) and bathroom at first floor. Access to the site is to be taken off Breach Lane to the southeast, via the existing vehicular access serving Teanford Mill.
- 1.3. The site is currently occupied by a series of poor quality structures and containers, along with a large portal framed extension to the adjacent Mill building. These structures are all proposed for removal as part of the submitted proposal, along with the partial demolition of a nearby commercial building to create the proposed vehicular access point into the site.

2.0 SITE DESCRIPTION

- 2.1. The application site lies within the north Staffordshire Green Belt and is currently occupied by a variety of poor quality storage structures and containers which are spread across the site in a somewhat haphazard manner, and by resultant effect give the site a very poor, rundown appearance. These structures are used for the storage of timber and other materials associated with the applicant's business and are proposed for removal to facilitate the proposed development.
- 2.2. To the east of the site lies a two storey former mill building, whilst to the southeast, beyond the Mill, works have been commenced on the construction of a two storey dwellinghouse approved under application SMD/2017/0061. To the west of the site lies the River Tean, with large proportions of the site identified as falling within Flood Zones 2 and 3. To the south of the site lies a residual parcel of commercial land, beyond which lies Teanford Mill Bungalow.
- 2.3. The site as a whole lies close to the edge of the village of Upper Tean, some 1.1km from its centre, and less than 200m from the junction of Breach Lane with Tenford Lane and the A522 (Cheadle Road), where regular public transport connections are available throughout the day to Hanley, Cheadle, Leek and Uttoxeter.

3.0 PLANNING POLICY

- 3.1. Paragraph 11 of the NPPF confirms that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are of relevance to the determination of the application:
- 3.2. Policy SS1 of the Local Plan relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:
- a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities
 - quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;
 - easy access to jobs, shops and transport services by all sections of the community;
 - increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;
 - a healthy, safe, attractive, active, well-designed and well-maintained environment;
 - development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;
 - development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations.
- 3.3. Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and states that the other rural areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council will meet housing requirements and specific needs by, amongst others:
- Restricting new build housing development in the countryside to that which has an essential need to be located in the countryside in accordance with policy H1
- 3.4. Policy SS10 goes on to state that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

- 3.5. Policy H1 of the Local Plan relates to 'New Housing Development' and states that in the rural areas only the following forms of housing development will be permitted:
- a) Affordable housing which cannot be met elsewhere, in accordance with Policy H3
 - b) A new dwelling that meets an essential local need, such as accommodation for an agricultural, forestry or other rural enterprise worker, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere.
 - c) Proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.
 - d) The conversion of rural buildings for residential use where the building is suitable and worthy in physical, architectural and character terms for conversion; or where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.
 - e) Proposals to redevelop previously developed land provided it is not of high environmental value.
 - f) The subdivision of an existing residential dwelling provided it is not in an isolated location.
- 3.6. Policy SD1 of the Local Plan relates to 'Sustainable Use of Resources' and states that the Council will require all development to make sustainable use of resources and adopt to climate change. This will be achieved by (amongst other measures):
- Supporting or promoting proposals that remediate brownfield sites affected by contamination
- 3.7. Policy SD5 of the Local Plan relates to 'Flood Risk' and states that the Council will follow a sequential approach to the management of flood risk. New development will be guided to the areas with the lowest risk of current and future flooding where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development. The development of sites within areas at greater risk of flooding will only be considered where they are deemed acceptable due to national or other policies or material considerations. All applicable development must be subject to a site-specific flood risk assessment which demonstrates that the development has been designed to be flood resilient and resistant and safe for its users for the lifetime of the development; in accordance with NPPF Policy. In addition, schemes in flood risk areas should demonstrate how the sequential approach has been used to locate the most vulnerable parts of the development in the areas of lowest flood risk. Where development sites are located in flood risk areas and/or affected by the presence of watercourses, the Council expects developers to undertake early discussions with the EA and the LLFA.

- 3.8. Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD. In particular, new development should (amongst others):
- be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;
 - 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;
 - create, where appropriate, attractive, functional, accessible and safe public and private environments which incorporate, amongst others, landscaping and designing out crime initiatives;
 - protect the amenity of the area, including residential amenity, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping, as well as noise, odour and light pollution;
 - provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;

4.0 MATERIAL CONSIDERATIONS

National Planning Policy Framework

- 4.1. The National Planning Policy Framework seeks to secure the delivery of sustainable development and sets out guidance in respect of development within the Green Belt, securing high quality design, ensuring highway safety and safeguarding development from flooding. The content of the NPPF has been taken into consideration in the preparation of this application and is discussed in more detail below.

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- 4.2. This application granted consent for the demolition and removal of existing commercial structures on a parcel of land to the southeast of the current application site, and their replacement with a detached dwelling. The application was granted full permission in July 2017 and has subsequently been implemented. The application constitutes a material consideration in the assessment of the application and is discussed in more detail below.

5.0 PLANNING ASSESSMENT

Green Belt

- 5.1. The application proposes the erection of a detached dwelling on a previously-developed site within the north Staffordshire Green Belt. Policies SS10 and H1 of the Local Plan allow for the re-development of previously developed sites for residential use, provided that they are not of high environmental value. Policy SS10 of the Local Plan also confirms that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.
- 5.2. Paragraph 145 of the National Planning Policy Framework confirms that local authorities should regard the construction of new buildings as inappropriate within the Green Belt. It nevertheless goes on to list a number of exceptions, which includes:

“limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development”.
- 5.3. The application site is currently occupied by a variety of poor quality structures and containers associated with the applicant's commercial operations and is undoubtedly previously developed land. The application proposes the removal of these structures along with removal of a metal lean-to extension attached to the northern side of the adjacent mill (Building J) along with partial demolition of one of the existing low level buildings to create the means of vehicular access (Building H).
- 5.4. The structures and buildings proposed for demolition have a collective floor area of 329 square metres, and a volume of 965 square metres. They range in height between 1.95 metres and 4.5 metres. By comparison the proposed dwelling to be erected will have a floor area of 265 square metres and a volume of 779 square metres. Its ridge height will be 7.2 metres.
- 5.5. The proposed dwelling will represent a reduction in the floor area of built development on the site of some 19% and a corresponding reduction in volume of 19%. It is acknowledged that the resultant dwelling will stand taller than the existing structures, but the proposal will be of a scale that is commensurate with dwellings within the immediate vicinity and will also serve to tidy up the site. I draw attention in this regard to the Local Authority's approval of consent for a very similar proposal under application SMD/2017/0091 where similar poor quality structures were removed in favour of a dwelling with a ridge height of 7.2 metres.
- 5.6. In determining that application the Local Authority concluded that:

“At 7.2m it is acknowledged that the proposed dwelling would have a greater height than the highest structure that measures circa 3m. However, the development would serve to consolidate the built form of development on the site with a lesser volume and footprint than currently exists. The proposal would therefore serve as an enhancement to the openness of the Green Belt by virtue of reducing the sprawl of the built-development on the plot”.

- 5.7. These conclusions are equally applicable to the current submission, as the proposal will serve to consolidate built development on the site, reduce the overall extent of built footprint and volume, whilst dramatically improving the appearance of the site which is otherwise very poor. For these reasons the proposal is considered to constitute an appropriate form of development within the Green Belt, in accordance with paragraph 145 of the NPPF and policies SS10 and H1 of the Local Plan.

Housing Policy

- 5.8. Policies SS10 and H1 of the Local Plan make provision for the re-development of previously developed sites for new residential development provided that the site is not of high environmental value. The existing site detracts considerably from the character of the area, being occupied by a number of poor quality commercial structures. It therefore constitutes previously developed, and undoubtedly is not of high environmental value. Consequently, the principle of new residential development on this site is acceptable, in accordance with policies SS10 and H1 of the Local Plan.

Design

- 5.9. Policy DC1 of the Core Strategy states that all development shall be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. Proposals should also 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. The policy also requires developments to create safe and accessible environments, and protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.
- 5.10. The character of the surrounding area varies quite considerably, incorporating a variety of two storey dwellings of differing ages, architectural styles and scales. Materials of construction are predominantly facing brickwork with plain tiled roofs, with a variety of rendered properties notable along the Cheadle Road. More recently consent has been granted for a two storey dwelling to the southeast of the site under application SMD/2017/0061.

- 5.11. The proposed dwelling adopts a fairly traditional style of design, with low ridge height and provision of front projecting gable, and dormer windows intersecting the eaves line. In this regard it reflects the design characteristics of the existing dwelling to the south of the site (Teanford Mill Bungalow) as well as the approved dwelling to the south-east (SMD/2017/0061 refers). The latter was concluded by the Local Authority to be of an appropriate design that relates closely to Teanford Mill Bungalow to the southwest. As with the nearby approved scheme, exposed rafter ends are proposed, along with timber barge boards and vertical soldier headers above the windows in order to give some character to the property. The dwelling will also utilise a complementary palette of materials to match the character of the nearby dwellings.
- 5.12. The dwelling is to be sited broadly central within the site, with vehicular access taken from the south via a gap created by the partial demolition of the existing commercial building nearby. The layout has also been informed by the accompanying Flood Risk Assessment in order to ensure that the development will not be at risk of flooding. The layout and general disposition of buildings in the immediate vicinity is fairly sporadic and the proposed siting is not considered to be harmful to the character of the area.
- 5.13. Within the site a substantial area of private amenity space will be provided, along with parking and manoeuvring space for at least three vehicles. There are no immediate residential properties which are likely to be adversely affected by the proposed development, and consequently the proposed development will not give rise to any adverse harm to the character and appearance of the surrounding area or the amenity of neighbouring residential occupiers. The proposal is therefore in accordance with policy DC1 of the Local Plan.

Highway Safety Considerations

- 5.14. The application site is located to the northwest of the existing cluster of properties on The Bridge and will be approached via a new vehicular access that connects to the vehicular access serving application SMD/2017/0061. The access will be of sufficient width to accommodate the traffic generated by the proposed development and will lead into an area of parking (3 spaces) and manoeuvring space that is sufficient to enable vehicles to exit the site in a forward gear. The access onto Breach Lane affords reasonable visibility in both directions on egress, and as such the proposed development will not give rise to harm to highway safety in the locality.
- 5.15. In terms of sustainability of location, this site is located within easy walking and cycling of the centre of Upper Tean, and also benefits from close proximity to regular public transport connections. As a consequence, future occupiers of the dwelling will have a choice of means of transport to access local services. Such considerations lead to the conclusion that the proposed development will not give rise to any severe residual impacts to highway safety, that being the test to be applied under paragraph 109 of the NPPF.

Flood Risk Considerations

- 5.16. Policy SD5 of the Local Plan states that the Council will follow a sequential approach to the management of flood risk. New development will be guided to the areas with the lowest risk of current and future flooding where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development. The development of sites within areas at greater risk of flooding will only be considered where they are deemed acceptable due to national or other policies or material considerations.
- 5.17. The application has been accompanied by a Flood Risk Assessment (FRA) which refers back to hydraulic modelling work previously undertaken for the site under application SMD/2017/0061. It serves to demonstrate that the proposed development will not be at risk of flooding, nor will it contribute to flood risk problems elsewhere. Subject to adherence to the flood mitigation measures set out within the FRA the proposed development will accord with the objectives of policy SD5 of the Local Plan.

6.0 CONCLUSION

- 6.1. It is considered that the proposed development constitutes an appropriate form of development within the Green Belt, as it constitutes the redevelopment of previously-developed land and will result in a material reduction in the extent of built development on the site, to the benefit of the openness of the Green Belt. The proposal is furthermore considered to constitute a high quality design that will not detract from the character and appearance of the surrounding area or give rise to harm to neighbouring amenity. The proposal has also demonstrated that it will not give rise to any adverse impacts to highway safety or flood risk.
- 6.2. The proposed development is therefore in accordance with policies SS1, SS10, SD1, SD5 and DC1 of the Staffordshire Moorlands Core Strategy (2020) and guidance contained within the National Planning Policy Framework.