

PLANNING STATEMENT

**LAND AT GLAN LEA, THE AVENUE
CHEDDLETON**

JUNE 2021

Site Address:

Land at Glan Lea, The Avenue, Cheddleton, Staffordshire, ST13 7JB

Applicant:

J & D. Property Developments Ltd.

Proposal:

Proposed Detached Two Bedroomed Dwelling

Planning Statement:

Date Issued: 1st June 2021

Job Reference: RDP/2021/105

Report Prepared By:

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1. Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by J. & D. Property Developments Ltd. to submit a full planning application for the erection of a detached dwelling on land at Glan Lea, The Avenue, Cheddleton.
- 1.2 The application represents a re-submission following the withdrawal of application SMD/2020/0652, which had given rise to concerns about streetscene impact and provision of adequate residential amenity space. That application had proposed the erection of an 'L' shaped two storey dwellinghouse that stood to a ridge height of 7.3 metres.
- 1.3 This revised application has sought to constructively address the concerns previously raised by the Local Authority and encompasses a rectangular shaped, one-and-a-half storey dwellinghouse that occupies a footprint of 62 square metres, and which stands to a ridge height of 6.4 metres.
- 1.4 Its accommodation will comprise of a lounge, kitchen, utility, bedroom, bathroom and hallway at ground floor, with an ensuite bedroom and study located within the roofspace. The gross internal floor area amounts to some 90 square metres which exceeds the minimum floorspace requirements for a two-bedroomed property as set out in the DCLG Technical Housing Standards.
- 1.5 Externally it is proposed to create an area of private amenity space to the rear of the building, extending out to the side of the property and enclosed by landscaping. Off-street parking for two vehicles is also proposed, with access taken direct off The Avenue.

2 Site & Surroundings

- 2.1 The application site lies within the defined settlement boundary of Cheddleton and comprises part of the existing garden area of Glan Lea. Glan Lea is a detached dormer bungalow that lies to the immediate west of the application site, and which is owned by the applicant. The site is enclosed to the south by further residential development (No.8 The Roche) which constitutes a two-storey semi-detached property.
- 2.2 The carriageway of The Avenue encloses the northern boundary of the site, with ribbon development beyond that which extends in an east / west direction. The carriageway of The Roche encloses the eastern site boundary, beyond which lie a series of allotments. The surrounding area is predominantly residential in character, with local day-to-day services within the village readily accessible on foot a short distance away on the Cheadle Road. The site does not benefit from Conservation Area status, nor are there any nearby Listed Buildings.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for this area comprises the Staffordshire Moorlands Local Plan 2020 of which the following policies are considered to be of relevance:

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.
- support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.

3.3 Policy SS3 of the Local Plan relates to the 'Future Provision and Distribution of Development' and states that provision will be made for at least 6080 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands during the period 2014 to 2033 - an annual average of 320 homes per year. Sufficient deliverable land will be identified to provide at least 5 years of development at all times. Development will be located in accordance with the Spatial Strategy and will be distributed between the towns and villages, with the rural areas identified to receive some 25% of the total housing allocation, focused primarily on the larger villages (of which Cheddleton is one).

3.4 Policy SS8 of the Local Plan relates to the 'Larger Villages Area Strategy' and states that these settlements shall retain and enhance their role as rural service centres, providing for the bulk of the housing requirement of the rural areas and also for employment needs of a scale and type appropriate to each settlement having regard to infrastructure capacity and character. The policy goes on to state that this will be achieved by, amongst other measures:

- Increasing the range of available and affordable house types, including for first time buyers and families
- Supporting the development of housing windfall sites within the village boundaries, subject to wider Local Plan policies

3.5 Policy H1 of the Local Plan relates to 'New Housing Development' and states that development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in Policy H3, 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. 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. In addition:

- a) Housing for special groups, particularly for older people and others as identified in the SHMA or successor document should be of a scale and in a location which is appropriate to its needs.
- b) Housing proposals of 10 dwellings (or 0.5ha) or more will be required to provide a mix of housing in terms of size, type and tenure on the site unless viability or other circumstances exist. The final mix will be negotiated with the developer based on housing needs as informed by the SHMA or successor document and other relevant factors such as available supply and market demand.
- c) 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. Higher densities will generally be appropriate in

locations which are more accessible by public transport and which have good access to services.

- d) All new dwellings should aim to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations. This will be determined on a site-by-site basis subject to considerations such as viability and design.
- e) 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.

3.6 Policy H1 goes on to state that housing development on sites not allocated for such purposes in Policy H2 will be supported within the development boundaries of the towns and larger villages on unidentified (windfall) sites subject to compliance with the Spatial Strategy and wider Local Plan policies. In all cases the development must not lead to a prominent intrusion into the countryside or have a significant adverse impact on the character and appearance of the countryside.

3.7 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 Guide SPD. In particular, new development should:

1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;
2. be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance;
3. create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design;
4. incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development;
5. protect the amenity of the area, 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;
6. promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate;
7. provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;
8. require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links;

9. ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;
 10. ensure, where appropriate, equality of access and use for all sections of the community;
 11. be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.
- 3.8 Policy T1 of the Local Plan relates to 'Development and Sustainable Transport' and states that the Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic in line with the Integrated Transport Strategy. This will be achieved by:
1. Ensuring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.
 2. Ensuring that major development is located in areas that are accessible by sustainable travel modes or can be made accessible as part of the proposal
 3. Considering appropriate parking provision on a case by case basis with recourse to the parking guidance set out in Appendix 2.
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4. Where appropriate all new development shall facilitate walking and cycling within neighbourhoods and town centres, and link with or extend identified walking or cycling routes. In addition applicants should also consider how their schemes can enhance the existing path network in line with the Staffordshire County Council Rights of Way Improvement Plan and also give consideration to the protection of non-definitive public footpath routes in addition to definitive routes.

4 Other Material Considerations

National Planning Policy Framework (July 2019)

- 4.1 The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development and sets out guidance, *inter-alia*, in respect of significantly boosting the supply of housing, securing high quality design and safeguarding highway safety. The content of this document has been taken into consideration in the preparation of this application.

SMDC Design Guide SPD

- 4.2 This document sets out guidance aimed at securing good quality design and confirms that the architectural style of new development should be guided through an assessment and understanding of the character and context of the area. The content of the SPD has been taken into consideration in the preparation of this application.

Staffordshire Moorlands New Dwellings and Extensions to Dwellings SPG

- 2.1 This document sets out guidance in respect of the design of new residential development, including matters of siting, roof design, elevations, and materials, as well as providing guidance in respect of space about dwellings. The content of this SPG has been taken into consideration in the preparation of the application.

5 Planning Assessment

Principle of Development

- 5.1 The application site is located within the defined settlement boundary of Cheddleton, and within such areas new residential development is acceptable in principle, in accordance with the provisions of policies SS3, SS8 and H1 of the Local Plan.

Scale

- 5.2 The previously proposed application had proposed a full two-storey dwellinghouse standing to a height of 7.3 metres. The Local Authority expressed concerns that the dwelling would appear visually prominent and dominant, and out of character with the streetscene. To address those concerns the applicant has revised the proposed dwelling to encompass a one-and-a-half storey form of development, with first floor accommodation encompassed into the roofspace. The height of the revised dwelling will be 6.4 metres, representing a reduction of 0.9 metres over the previously withdrawn proposal.
- 5.3 The resultant scale of the development is much more in keeping with the character and appearance of the surrounding area, and the accompanying streetscene drawing demonstrates that the dwelling will stand to a commensurate ridge height to Glan Lea, which lies immediately to the west of the plot. By resultant effect when one approaches the site from the west along The Avenue, the dwelling will read as a continuation of the existing built form established by Glan Lea and Kildona to the west. The scale of the dwelling will also sit subserviently to the two-storey form of 8 The Roche to the immediate south of the site. By resultant effect the scale of the development will not appear dominant or out-of-keeping with the character of the streetscene and is in accordance with policy DC1 of the Local Plan.

Appearance

- 5.4 The dwelling adopts a one-and-a-half storey form of design, which is largely in keeping with the scale of surrounding properties, in particular Glan Lea and Kildona to the west. The proposed fenestration will be in keeping with that of surrounding residential properties, accentuated by header detailing, with the dwelling to be constructed from red/brown facing brickwork and Forticrete Gemini slate grey tile. The dwelling will have a steeply pitched roof, a dominant ridge line emphasised by gables, with the roof spanning the shorter side, all in accordance with the requirements of the adopted Design Guide SPD. The ridge line is furthermore orientated so that it runs east / west thereby reflecting the roof of the adjacent properties to the west with whom the dwelling will be most closely associated visually. The proposed appearance of the dwelling is therefore in accordance with policy DC1 of the Local Plan.

Layout

- 5.5 The proposed layout of the development has sought to reinforce local distinctiveness by reflecting the established pattern of development that prevails in this locality. The front elevation of the dwelling respects the building line established by Glan Lea and Kildona to the west, reinforcing the linear pattern of development that is observable along this side of The Avenue.
- 5.6 In views on approach along The Avenue from the west the dwelling will read as a continuation of that existing built form, with the reduced scale of the dwelling reinforcing that pattern of development. In views from the east along The Avenue the dwelling will also read as part of that established group of properties and seen against the backdrop of built development on the Cheadle Road beyond, and in the context of the neighbouring property to the south (No.8 The Roche). The building line along The Roche is also reinforced and respected by the proposed development, and such the layout of the

development is considered to be in keeping with the character and appearance of the streetscene.

5.7 In terms of residential amenity considerations, the dwelling has been designed so that it has no principal windows on its southern elevation. By resultant effect the proposed development will not give rise to any unacceptable overlooking of the rear garden of no.8 The Roche. By contrast the previously withdrawn application had proposed a dining room window and third bedroom window on the southern elevation. The principal windows of the property have been orientated so that they face northwards across The Avenue, and eastwards across The Roche. No conflict with the space about dwellings standards will arise as a result of this layout.

5.8 In terms of amenity space, the dwelling will be afforded with an area of private amenity space that wraps around the southern and eastern elevations of the dwelling, and which will be enclosed along the eastern site boundary by new vegetation. The vegetation will serve to preclude views of the amenity space from the adjacent highway and will afford future occupiers of the dwelling an acceptable level of residential amenity. A condition can be imposed to require full details of the new planting to be undertaken, along with a requirement that 'Instant Hedges' be utilised. In doing so the vegetation to be planted will have an immediate screening effect and provide an appropriate level of amenity for future occupiers. The proposed layout of the development is therefore acceptable and in accordance with policy DC1 of the Local Plan.

Means of Access

5.9 The application site is served via a private road (The Avenue) and as with the previously withdrawn application proposes the creation of two off-street parking spaces to serve the proposed dwelling. The provision of two parking spaces meets with the Local Authority's adopted parking standards and will

not give rise to any knock-on highway safety concerns. The retained dwelling of Glan Lea will likewise retain two off-street parking spaces. No objections were raised on highway safety grounds during the assessment of the previous application, and consequently the proposed means of access is considered to be acceptable.

- 5.10 The site is also noted to occupy a sustainable location that is within easy walking and cycling distance of a variety of day-to-day services on offer within this larger village. There are also regular public transport connections available a short distance away on the Cheadle Road which provide links to Leek and Hanley throughout the day. As a consequence, future occupiers of the dwelling will have a realistic choice of means of transportation to access day-to-day services and employment opportunities. The proposed development is therefore in accordance with policies SS1, DC1 and T1 of the Local Plan in this regard.

6 Conclusion

6.1 It is submitted that the proposed development is acceptable in planning terms having regard to the following conclusions:

- The principle of residential development is acceptable as the site occupies a sustainable location within the defined settlement boundary of Cheddleton.
- The proposed scale of development has sought to respond constructively to the Local Authority's previously raised concerns and will be in keeping with the character and appearance of the surrounding area.
- The proposed appearance of the development will be in keeping with the character and appearance of the surrounding area.
- The proposed layout of the development has sought to respond constructively to the Local Authority's previously raised concerns and will be in keeping with the character and appearance of the surrounding area, and will provide an appropriate level of residential amenity.
- The proposed means of access will not give rise to any highway safety concerns, and adequate parking will be provided to meet the Local Authority's adopted parking standards.

6.2 For these reasons the proposed development is considered to meet the requirements of policies SS1, SS3, SS8, H1, H3, DC1 and T1 of the Staffordshire Moorlands Local Plan (2020), as well as the relevant provisions of the National Planning Policy Framework, Design Guide SPD and New Dwellings and Extensions to Dwellings SPG.