

Design and Access Statement

For

Proposed rear extension to form Kitchen/Diner and
extension to upstairs bedroom at Four winds, Cheadle

Prepared by



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1.0 Background and site

Introduction

This design and access statement has been prepared by MK 1 Architecture on behalf of the applicant to accompany the drawings for the proposed works at Four Winds, Cheadle.

The works include an extension to the rear that will provide an extended kitchen/diner as well as extended bedroom on the first floor.

Site address

**Four Winds
Moss Lane
Cheadle
ST10 1QZ**

Easting – 402793

Northing – 342652

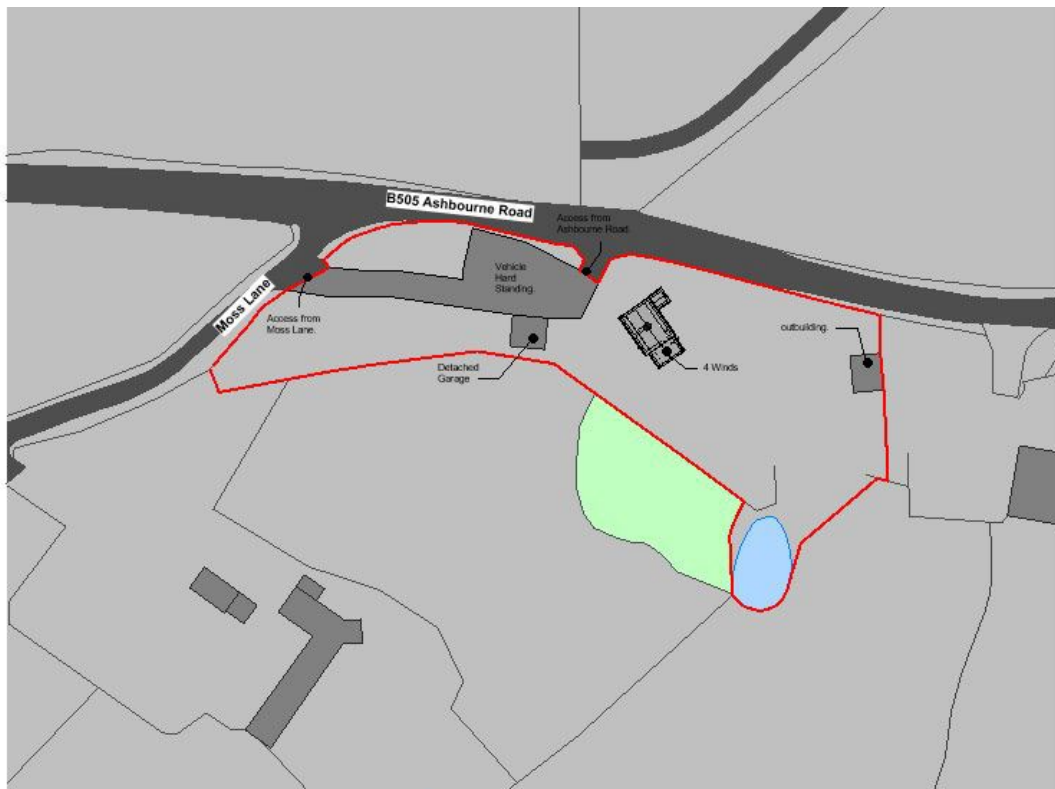


Image 1 – Applicant boundary of site shown in red.

2.0 Application site

The site area of the property is approximately 3475 square meters of land. The existing building footprint is approximately 57 square meters in size.

The existing building is situated on a large plot that is within the countryside but not a 'green belt' area. The site is also not within any 'heritage' or 'conservation area' boundary.

Four Winds is a previously extended natural sandstone and brick/rendered two-storey dwelling. Originally constructed in 1849, the dwelling was previously two small cottages. Sometime in the 1900's the building was converted into a single house. More recently, within the last 10 years, the building was extended to create the existing kitchen and utility space as well as first floor bathroom and bedroom.

The site has two outbuildings including a wood store and domestic garage.

The topography of the site does not fluctuate drastically but there is a gentle slope from the vehicular access point of Moss Lane to the upper boundary of the B5032 (Ashbourne Road).

The application site is located within open countryside and outside any settlement boundary. The site is not within the Green Belt and there are no nearby listed buildings or conservation area limitations within or adjacent to the ownership boundary.

The now 4-bedroom property provides substantial sleeping capacity but has limited kitchen size and a small fourth bedroom. Furthermore, the views of open countryside to the west are not maximised by the rooms that are most used within the property.

3.0 Proposal/Scale/ External Appearance.

The proposal scheme includes a rear extension that will not be seen from the main road. The main objective of the proposal is to create a larger, useable kitchen/diner area as well as an extension to the existing first floor bedroom 4 which is currently small.

The site boundary of the property is approximately 3475 square meters of land. The current footprint area of the building within that area is approximately 57 square meters. The original house makes up for 45 square meters. The proposed extension will account for an additional 26 square meters of footprint.

In terms of height, the proposed extension will be subservient to the existing property as shown on the proposed elevations.

4.0 Justification

The proposed extension to four winds has taken careful consideration to the character and setting of the existing dwelling and the intricate features that remain as part of the original house.

The proposal will create light, open spaces within the property with strategic openings that maximise the views surrounding the dwelling.

As the building is currently a four-bedroom dwelling with a 9 square meter kitchen, the functionality and quality of the dwelling would be infinitely improved with a much more useable space that is appropriate to the size of the building.

The proposal is aimed not to replicate the existing house but create a clear transition from the original house to the subsequent extensions that have been added onto the dwelling.

The proposal will improve the existing bland South-West and South-Eastern elevations and enhance and improve the overall character of the building.

The main aim of the proposal is to create a sympathetic development in keeping with its surroundings.

5.0 Structure

The existing structure of the property is generally good. The proposals will require some structural calculations to be performed by a structural engineer, particularly the proposed cut roof and how this will interact with the existing. This information will accompany the subsequent building regulations application.

6.0 Ecology

There is no existing evidence of any roosting bats or nesting birds within the loft of the existing property. Due to the nature of the proposal, it is understood that ecological surveys will not be necessary. Despite this, opportunities to maximise biodiversity of the site are to be utilised, including habitat creation, ecological management practices and the avoidance of biocidal products wherever possible.

7.0 Access

The existing site benefits from two vehicular access routes to both Moss Lane and the B5032 (Ashbourne Road). The preferred access route is off Moss Lane offering better visibility and less traffic.

The existing site has more than sufficient vehicle hard standing for more than 5 cars with an additional double garage. The access will not need to be changed in any way for the proposals set out in this planning application.

The proposal has no impact on the access to site. Three vehicular parking spaces are to be retained on site as existing.

8.0 Planning Policy

The proposals set out within this application have taken all relevant planning policies into careful consideration. The most relevant policies are SS1, SS10, DC1, DC3, R1, R2, T1.

Policy SS1 States, among other things 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. Including;

- *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.*

In the case of this proposal, the proposed extension maintains the distinctive character of the rural setting, protects and enhances the existing settlement and uses techniques that effectively contributes towards climate change including rainwater harvesting.

Policy SS10 states that rural areas within the green belt and outside the development boundaries will support applications that supports the rural diversification and sustainability of the rural areas. Amongst other things, the policy promotes;

- *Allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred.*

In the case of this proposal, the extension to the domestic building is considered to be of appropriate scale and design with no detrimental impact on the existing dwelling for the following reasons.

- The original house is unaffected by the extension in its entirety.
- The extension is not seen from the B5032 (main road).
- The proposal is in keeping with the character of the property and surrounding area.

Policy DC1 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 relation to this proposal, new development should:

- *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, height, density, layout, siting, landscaping, character and appearance.*

The Extension meets these policy statements by being of a high-quality design that is creative, subservient to the original house and appropriate to the character of the local area.

Policy DC3 relates to the landscape and settlement setting. The policy states that the council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by, (amongst other things)

- *Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence;*
- *Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape;*

The proposal responds to this by using sustainable materials such as locally sourced brickwork and Cedar timber cladding which blends well with the existing landscape and surrounding buildings.

The proposal also reinforces the individual plot in its presence which reinforces the setting of the settlement.

The proposals set out in this application can also be considered against policy 127 (B,C), 192 (A,C) within the National Planning Policy Framework (2019) which state:

127. Planning policies and decisions should ensure that developments:

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)

192. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

c) the desirability of new development making a positive contribution to local character and distinctiveness.

9.0 Flood risk

A flood risk assessment has been undertaken using the environment agency's online planning tool. The site is found to be within flood zone 1 as shown below.

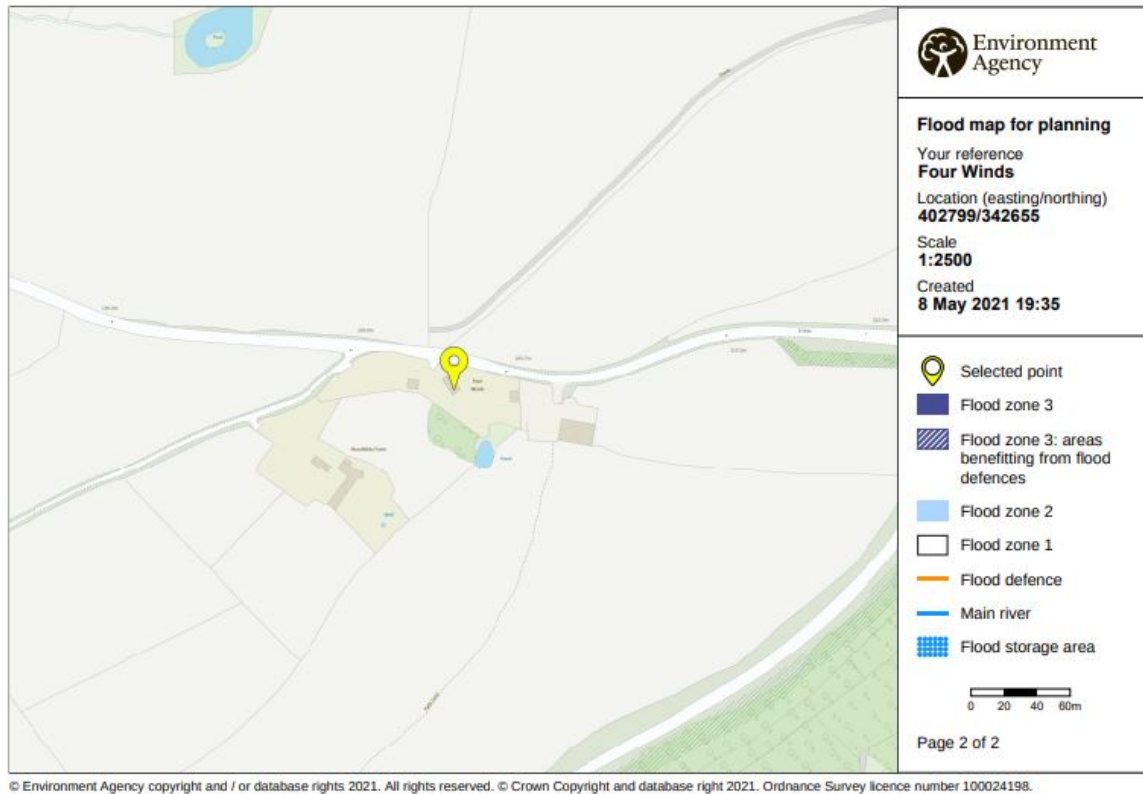


Image 4- Environment agency flood map for planning showing the application site in flood zone 1.



Flood map for planning

Your reference
Four Winds

Location (easting/northing)
402799/342655

Created
8 May 2021 19:35

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Image 5- Image showing flood map explained.

10.0 Conclusion

The conclusion of the statement is that the proposal is in line with local Staffordshire Moorlands planning policies and National Planning Policy Framework.

The scale and size of the development is sympathetic to surrounding buildings and the added wing of the property is in keeping with the building style.

The size of the extension is not unsightly to the size of the original house and is a sympathetic addition to the previous side extension.

The scheme would improve both the visual quality of the site as well as enhancing the character of the surrounding area by achieving a high standard of design.

There are no adverse amenity issues that could affect any surrounding dwellings. Because of the reasons stated we hope you can support this proposal.