



**Design & Access Statement
for
Change of Use
20, Lancaster Avenue
Leek
Staffordshire
ST13 6AX**

**Design and Access Statement for Proposed Building Plot
at 20, Lancaster Avenue, Leek, Staffordshire, ST13 6AX.
RLM1052DAS**

Introduction

This Outline Application for the Change of Use of part of an existing garden to a building plot is being made on behalf of my client Mr. P. Dawson, the current owner of 20, Lancaster Avenue.

My client seeks to obtain planning consent for the erection of a modest property i.e., a bungalow (subject to a reserved matters application should outline be granted) for his own occupation in his late retirement years.

The proposed plot is situated to the rear part of his garden, which has a vehicular access from Fowlchurch Lane – this is subject to an agreement with the owners, SMDC and attached as Appendix 1 is a copy of an invoice relating to same.

The property is therefore in an established residential area, close to the town centre and is clearly within Leek Town Boundary and therefore in a sustainable location. There is therefore a presumption in favour of development, assuming all other factors are considered.

The current property does not lie within any known flood zone area and there are existing storm and foul sewers available to connect to as appropriate.

It should be noted that the erection and occupation of the property by my client would free up a property that is more suited to a family than an individual and therefore it's erection would help with the mix of housing available in this area.

Design

Design of the property is reserved for a future application – the illustrative plan shows how the bungalow would relate to the neighbouring properties and a nearby beech tree.

The proposed site area is to be 267m² gross and it is asserted that the site is of a size that reflects nearby residential plots and thus respects the areas general form and layout. The rear private garden space amounts to 99m² and this exceeds the 65m² laid down in the Space About Dwellings SPG, where PD rights are removed. The average rear garden length is 9 metres.

Daylight and visual amenity parameters laid out in the SPG would also not be compromised.

There are no principal windows to habitable rooms of adjacent properties that overlook the proposed rear garden and the distance between rear principal windows to the proposed bungalow and flank or corner walls to adjacent properties exceeds the 11 metres in said SPG (attached as Appendix 2).

The property would be built to a high standard with materials of high quality and finish – there is no overriding distinct style to the area, but details would need to be agreed with the Planning Department as part of reserved matters.

In addition, the property will need to meet the demands of building control legislation and would therefore be environmentally sustainable, especially if carbon neutral technology such as an air source heat pump system and discreet solar panels were to be installed.

Access

The works will incorporate current building regulation measures as laid out in Approved Document M and associated legislation. The access arrangements and proposed ramped approach will allow for wheelchair access to all ground floor areas as both the internal and external doors will be wide enough.

Vehicular and pedestrian access would be via the existing access located off Fowlchurch Lane.

The existing parking and access to 20, Lancaster Avenue itself would remain as is and the general layouts are shown and annotated on the plan accompanying the application.

Conclusion

This proposal is considered to constitute a sustainable form of development that is acceptable in planning terms having regard to the following conclusions:

- The application site lies within the settlement boundary of Leek.
- Leek is a target for significant housing growth up to 2026 and the granting of planning consent would help to fulfil its housing number obligations.
- The provisions of the NPPF (2019) mean that the proposal should be determined in accordance with the presumption in favour of sustainable development.
- The site lies within easy walking and cycling distance of local services and facilities and benefits from regular public transport connections passing Lancaster Avenue.
- The proposed development would not detract from the amenity of neighbouring residential occupiers.

In addition it is felt that the following policies 12 (achieving well designed spaces), 47 (determining applications), 68 (c) (identifying land for homes) and 122 (efficient use of land) are all now relevant factors.

For these reasons the proposed development is considered to accord with the provisions of the newly adopted Staffordshire Moorlands Local Plan (September 2020) and additional guidance contained within the National Planning Policy Framework (2019) – policies 2, 4, 5, 12 and 15.

It is furthermore submitted that having regard to the provisions of the National Planning Policy Framework and Adopted Core Strategy, that this proposal should be determined in accordance with the presumption in favour of sustainable development.

In this regard it is considered that the proposal amounts to a sustainable form of development and no adverse impacts are considered to exist to **'significantly and demonstrably'** outweigh the benefits of the development.

A handwritten signature in black ink, appearing to read 'Robert L McGuinness', followed by a horizontal line.

Robert L McGuinness MRICS
Chartered Surveyor – RLM Associates

13th August 2021

APPENDIX 1

INVOICE

Staffordshire Moorlands District Council
 Moorlands House, Stockwell Street,
 Leek, Staffordshire Moorlands
 ST13 6HQ

Mr P C Dawson
 20 Lancaster Avenue
 LEEK
 Staffordshire Moorlands
 ST13 6AX

CUSTOMER NO.	040499
INVOICE	0030140494
INVOICE DATE	01/10/2020

This document is available in alternative formats if required CA

VAT.REG.NO 279 9519 86

Date of Supply 01/10/2020 Invoice Queries: Contact		Property Services	01538 395461	EXT
Your Ref / Order:	VAT RATE %	VAT	NET AMOUNT	
Vehicular Access over Land at Rear of 20 Lancaster Avenue ANNUAL CHARGE	0.00	0.00	125.00	
PAYMENT DUE NOW [If no instalment plan in place]		TOTAL PAYABLE	125.00	

METHODS OF PAYMENT:-

- Via the internet:- www.staffs Moorlands.gov.uk : receipt of payment will be issued via email.
- By BACS:- Acc No: 01000381 Sort Code 01-05-02 quoting the Invoice Number
(remittance advice can be emailed to accountancy@staffs Moorlands.gov.uk)
- By Debit or Credit Card - Telephone :- 0345 6053016

APPENDIX 3

SPACE ABOUT DWELLINGS

- A3.1 The objective of this guidance is to provide privacy for existing and proposed residents and the protection of their amenities to enable reasonable enjoyment of their residence and garden with a degree of freedom from unwanted social contact.
- A3.2 Privacy is not only achieved by space between dwellings but by the design of the houses, their inter-relationship, window sizes and positions. These standards are minima to be applied as guidance on flat sites but on sloping sites or sites with other unusual characteristics greater distance may be required.
- A3.3 Private garden space need not be at the rear but must be secluded from overlooking other than by immediate neighbours. The area specified is considered to be the minimum that will allow for the normal range of family activities such as a play area for children, sitting out area, drying area and shed or greenhouse space.
- A3.4 The space about dwellings standards were adopted as Supplementary Planning Guidance by the Staffordshire Moorlands District Council on 14 December 1996.

Principal Windows⁽¹⁾

- (1) **Front Elevations**
Distance required between front elevations of dwellings containing principal windows is at least 22 metres.
- (2) **Rear Elevations (three or more bedrooms)**
Distance required between rear elevations containing facing principal windows of dwellings with three or more bedrooms is at least 22 metres.
- (3) **Rear Elevations (one or two bedrooms)**
 - a) Distance required between rear elevations containing principal facing windows on dwellings with one or two bedrooms is at least 27.4 metres.
 - b) Distance required between principal windows of a dwelling with three or more bedrooms and the facing principal windows of a dwelling with one or two bedrooms is at least 24.4 metres.

The distances referred to in a) and b) above can be reduced to no less than 21.3 metres if permitted development rights are removed from the one or two bedroomed dwellings.
- (4) **Corner sites or Flank Walls**
Distance required between the principal window on the rear elevation of a dwelling and a flank wall of a neighbouring dwelling where the flank wall has no principal windows or has obscurely glazed or high level windows is at least 14 metres. This distance can be reduced to no less than 11 metres where the flank wall forms part of a bungalow or other single storey structure.
- (5) **Site Boundary or Solid Obstructions**
Distance required between principal window and any site boundary or any solid obstruction higher than the top of the window is at least 6 metres. This distance may

be reduced if the window sill is at least 1.8 metres higher than the ground level at the boundary of the site or than the level of the adjoining highway.

- (1) 'Principal window' refers to the main window in a living room, dining room, kitchen and first and second bedroom.

Private Gardens

- (6) **Dwellings with Three or More Bedrooms**
Mean length required is at least 11 metres and area required is at least 65 square metres excluding the area of the garage space or occupied by any other outbuilding.
- (7) **Dwellings with One or Two Bedrooms where Permitted Development Rights Have Not Been Removed**
Mean length required is at least 14 metres and area required is at least 85 square metres excluding the area of the garage space or occupied by any other outbuilding.

Note: Standard (7) provides for a greater garden area and length to allow for two bedroomed houses to be extended without encroaching on the 65 sq.m. minimum based on the rationale that two bed houses are more likely to be extended to provide larger accommodation. It does, however, have a tendency to lead to "bowling alley" gardens.

- (8) **Dwellings with One or Two Bedrooms where Permitted Development Rights Have Been Removed**
The standards required in standard no.(6) will apply if permitted development rights are removed.
- (9) **Dwellings for Specified Occupiers**
In housing where occupation is guaranteed by a planning obligation to be for elderly, disabled or single people, the mean length required is at least 6.1 metres.
- (10) **Patio Dwellings**
Mean length required is at least 6.1 metres and area required is at least 37 square metres. Layouts of patio dwellings will only be permitted if:-
- a) the design allows for standards of privacy not inferior to those of a more orthodox layout.
 - b) the balance of garden space is made available in properly located and designed open spaces to be provided as part of the layout in any event.

Daylight

- (11) **Adjacent Extensions/Buildings**
Extensions or new buildings that are to be sited close to (or at right angles to) the principal windows of existing properties must be designed so that there is no obstruction to daylight beyond:
- a) the horizontal angle of 45° measured on plan view from the mid point of the nearest principal window of an adjacent property (see Figs 1a & 3); and
 - b) the vertical angle of 45° measured on elevation from the mid point of the nearest principal window of an adjacent property (see Fig 1b).
- (12) **Facing Extensions/Buildings**
Extensions or new buildings that are to be sited facing the principal windows of