

PLANNING, DESIGN & ACCESS STATEMENT

**PROPOSAL : RESERVED MATTERS CONSENT (APPEARANCE,
LANDSCAPING, LAYOUT AND SCALE) FOR THE
ERECTION OF A SINGLE DETACHED BUNGALOW
PURSUANT TO OUTLINE CONSENT SMD/2019/0019**

**ADDRESS : LAND TO THE REAR OF KINNOULL, EAST STREET,
LEEK, STAFFORDSHIRE, ST13 6LF**

APPLICANT : MR M KUSZNIERSKI

DATE : AUGUST 2021 JOB No. : 2021-2612

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr Kuszniarski to prepare and submit a reserved matters planning application (appearance, landscaping, layout and scale) for the erection of a single detached bungalow on land forming part of the rear garden of Kinnoull, East Street, Leek pursuant to outline consent SMD/2019/0019. The application is accompanied by drawing numbers 2021-2612-01, 2021-2612-02A, 2021-2612-03B and 2021-2612-04A which should be read in conjunction with this planning statement.

This statement analyses the site, the proposal and the policy context within which it is made. Thereafter it provides justification for approval of the proposed development primarily on the basis that the proposed development would constitute appropriate sustainable development which is in accordance with adopted development plan policies. It also sets out the design approach which was used in formulating the proposals and how they have taken account of the constraints and opportunities of the site, as well as relating satisfactorily to the overall character and key features of the surrounding area.

2.0 SITE DESCRIPTION

The application site comprises of a broadly rectangular parcel of land which extends to some 650 sq metres and currently forms part of the domestic curtilage for Kinnoull, a detached bungalow which lies within a loose ribbon of dwellings on the northern side of East Street. Directly opposite the site on the southern side of the highway lies East Street First School whilst commercial/industrial development lies to the north.

The site is accessed via an existing narrow drive which runs to the side of Kinnoull between St Crispin and Lynwood and currently leads to a detached garage and off road parking area for the host dwelling. For the purposes of the development plan the application site lies within a sustainable location with the town's development boundary where there is a presumption in favour of development.

3.0 PROPOSAL

The application is for the approval of reserved matters for the erection of a dormer bungalow following the grant of outline planning permission for a dwelling with all matters reserved except access (Ref: SMD/2019/0019).

The proposed dwelling would provide an open plan kitchen / living room, hallway, w.c. utility room, and en-suite bedroom at ground floor with family bathroom and two bedrooms above. The proposed dormer bungalow would have an 'L' shaped form and be sited close to the rear of the site with the main axis running parallel with East Street. Off road parking and turning facilities would be provided to the front of the dwelling with private amenity space to the side. A new timber post and rail fence which is to be supplemented with a hedgerow is proposed to delineate the curtilages between the application site and the host dwelling.

4.0 POLICY

Section 38(6) of the Planning and Compulsory 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 of the Staffordshire Moorlands Local Plan and the following policies are considered to be of relevance:-

Policy SS1 - Development Principles
Policy SS1a - Presumption in Favour of Sustainable Development
SS5 - Leek Area Strategy
SD1 - Sustainable Use of Resources
Policy H1 - New Housing Development
Policy DC1 - Design Considerations
Policy NE1 - Biodiversity and Geological Resources
Policy T1 Development and Sustainable Transport

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and replaced a significant proportion of central government planning policy advice with immediate effect. It was revised in July 2021 and whilst it does not change the statutory status of the Development Plan as the starting point for decision making it does provide guidance to LPA's and is a material consideration in determining planning applications.

The NPPF confirms that at the heart of the guidance is a presumption in favour of sustainable development and that for decision making this means approving development proposals that accord with the Development Plan without delay unless material considerations indicate otherwise.

The following sections are considered to be relevant:-

2: Achieving Sustainable Development
5: Delivering a Sufficient Supply of Homes
9: Promoting Sustainable Transport
11: Making Effective Use of Land
12: Achieving Well Designed Places
15: Conserving and Enhancing the Natural Environment

For the sake of brevity neither the local or national planning policies are quoted in full here but they are referred to where appropriate in the following section.

In addition to the above the following documents are also considered to be material in the determining of this application:-

- Staffordshire Moorlands Design Guide SPD
- Design Principles for Development in the Staffordshire Moorlands Dwellings and Extension to Dwellings
- Staffordshire Moorlands Space About Dwellings SPG

5.0 ASSESSMENT

The application is for the approval of reserved matters for the erection of a single detached bungalow following the granting of outline planning permission for a single dwelling with all matters reserved except access (Ref: SMD/2019/0019).

The principle of residential development within the site and the means of access have already been considered and accepted. The key issue therefore is considered to be whether the proposed development is acceptable in terms of the impact of the scale, layout, appearance and landscaping of the dwelling on the form and character of the area, residential amenity and highway safety.

Impact on the form and character of the area

Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. Other elements of the Framework also highlight the importance of encouraging well designed development.

Scale

The application proposes a single dormer style bungalow which would have a footprint of 106 sq metres and an overall floor area of 151 sq metres. It would have an eaves height of 2.7m and an overall ridge height of 5.9 metres. This scale of development is considered to reflect the nature and character of existing development which surrounds the site.

Layout

The Framework states within paragraph 130 that planning decisions should ensure that developments, function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate landscaping, are sympathetic to local character and history and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Supplementary Planning Guidance (SPG) Space Around Dwellings provides further guidance on new dwellings including the need for privacy, daylight standards, and environmental considerations.

In terms of layout the proposed dwelling is largely in accordance with the indicative plan produced at outline stage. The proposed dwelling, which would have a 'L' shaped footprint would be located towards the rear of the plot with its main axis running in an east to west orientation parallel with the highway. The eastern gable, overlooking the private amenity area would contain the principal windows serving the open plan kitchen/living room and one of the upper floor bedrooms. The principal windows for the ground floor bedroom and second upstairs bedroom would be contained in the southern elevation of the dwelling but the juxta position of the new dwelling, which is angled away from the host building, means that there would be no direct overlooking. Furthermore a 19.5m separation distance would also be achieved between the single storey kitchen off shot of the host building and the blank forward projecting gable of the proposed dwelling.

It is therefore concluded that amenity interests for the occupiers of both the existing and proposed dwelling would be safeguarded. The submitted site plan shows that the proposed dwelling would

be provided with adequate parking and turning facilities and that the dwelling would be provided with an acceptable garden area of 117 sq metres which is in keeping with neighbouring plots and the Council's standards.

Appearance

The surrounding area exhibits a widely varying character of development. On this side of East Street more modest bungalows are nestled between larger bungalows and even interspersed with two storey dwellings. Again in terms of grain and pattern there is no overriding principle with some of these positioned relatively close to the highway whilst some are set further back within the plots. Some have gable roofs and some have hipped. Some are parallel with the highways whilst others sit gable end on and there is a wide mixture of architectural styles, detailing and materials which include red/brown facing brickwork, render detailing and materials. There is therefore no strong prevailing local vernacular to respond to.

The proposed dwelling has a relatively simple form and appearance and its cue has been taken from the host building in terms of design and materials. It would be constructed from a mix of brickwork under a Staffordshire Blue plain clay tile roof which is in keeping with the adjacent dwellings and will ensure that it is quickly assimilated into the area.

Landscaping

The application site comprises of part of the residential curtilage of the host building Kinnoull. Large areas of hardstanding and tarmacadam are present as the site previously formed the access and turning facilities to the host property and a number of buildings including a garage and garden shed are present. The site boundaries are to remain as existing with a mixed native species hedgerow planted to separate the new plot from the existing garden area. The proposed landscaping scheme is in keeping with the site and its surroundings and will secure a net gain in biodiversity and is therefore in accordance with policies SS1 and DC1 of the Core Strategy.

Overall the scale, appearance, layout and landscaping of the proposed dwelling would have an acceptable visual impact when assessed against adopted national and local development plan design policies. The proposed development is therefore in accordance with the requirements of policies SS1, H1 and DC1 of the Local Plan and guidance contained within the adopted Design Guide.

Car parking and any highway safety implications

Paragraph 110 of the NPPF states that safe and suitable access to a site shall be achieved for all users and paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe. This guidance is reflected in Local Plan policy T1 "Development and Sustainable Transport".

The means of access for the proposed dwelling, off East Street, have been retained as per the outline consent and therefore have been previously considered acceptable subject to conditions. Adequate off road and parking facilities for both the host and proposed building are provided as part of the scheme. It should also be noted that the site is located within a highly sustainable location which lies in close proximity to the day to day services and employment opportunities provided within the town and also having regard to the regular public transport connections to Stoke on Trent and beyond. On this basis it is therefore considered that the proposed development would not be detrimental highway safety and the proposal is in accordance with paragraphs 110 and 111 of the NPPF and policy T1 of the Local Plan.

6. CONCLUSION

The site is in a suitable location for new housing and the benefits of the scheme include the provision of housing within an appropriate location. The existence of an extant outline consent is a further significant and material consideration. The proposed dormer bungalow is considered to be of an appropriate size, scale, form and design which would be in keeping with and respectful to the character and appearance of the surrounding area. Furthermore the proposed dwelling would not be detrimental to the residential amenity enjoyed by the occupiers of any of the neighbouring properties as well as providing adequate amenity to the proposed occupiers. The scheme has been clearly justified taking into account of both national and local planning policies as well as guidance contained within the Design Guidance SPD and Space About Dwellings SPG. The proposal would therefore comprise sustainable development, and as such, in accordance with Section 38(6) of the 2004 Planning and Compulsory Purchase Act, that planning permission ought to be granted.

7.0 DESIGN & ACCESS STATEMENT

USE

The application proposes the use of the application site for residential purposes. The application is a reserved matters application which is pursuant to the granting of an outline consent for a single detached bungalow in 2019 (application reference SMD/2019/0019). This form of development is considered to reflect the nature and character of existing development which surrounds the site.

AMOUNT

The application proposes a single detached dormer bungalow which is within the terms of the outline consent. This proposes a density of development which would be in keeping with the nature and character of existing development which surrounds the site and adopted space about dwelling standards could be satisfactorily achieved.

LAYOUT

The layout of the proposed dormer bungalow within the site is shown on submitted plan numbered 2021-2612-02A . The proposed bungalow has been positioned carefully within the plot having regard to the interface distances between the proposed dwelling and the host building and having regard to the requirements to meet the Council's Adopted Space About Dwellings Standards for parking and amenity.

SCALE

The application proposes a detached dormer bungalow which would have a footprint of 106 sq metres, a floor area of 151 sq metres, an eaves height of 2.9 metres and a resultant ridge height of 5.9 metres . As such it respects and reflects the nature and character of existing development which surrounds the site.

LANDSCAPING

The existing hedgerow boundaries shall be retained as part of the development, although a new post and rail fence which will be supplemented with a native hedgerow will be provided to separate

the host building from the application site. More detailed planting will be left up to future occupiers to decide what they want to plant in their own private garden.

APPEARANCE

The application proposes a modest detached dormer bungalow which would be constructed from facing brickwork under a Staffordshire Blue plain clay tile roof. These materials are considered to be in keeping with the locality and will ensure that the development is quickly assimilated into its surroundings.

ACCESS

The proposed development would be served by the existing vehicular access between Lynwood and St Crispin which currently serves the host building. A new access to provide dedicated replacement off road parking and turning facilities for Kinnoull off East Street were also proposed and approved as part of the previous outline consent. The current scheme retains the access arrangements approved under the outline consent SMD/2019/0019. Furthermore, it should be noted that the site is located within a highly sustainable location within the development boundary of Leek with easy access to public transport links providing access to other parts of the Staffordshire Moorlands as well as the neighbouring city of Stoke on Trent.