

**FULL PLANNING APPLICATION
FOR 2 No. PROPOSED DWELLINGS**

At

**LAND AT 58 UPLANDS CROFT
WERRINGTON ST9 0LF**

PLANNING STATEMENT

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Doc Ref. 19031.PS

Introduction.

This Statement has been prepared in support of a planning application for residential development comprising the erection of two single storey detached dwellings on land at the rear of No. 58 Uplands Croft Stoke-on-Trent ST9 0LF.

In addition to the submitted drawings, the application is also supported by two Reports, a Tree Survey & Arboricultural Impact Assessment, dated August 2021 and a Herptile Survey Report dated, June 2021.

1. Assessment.

Planning permission is sought for the erection of two detached single-storey dwelling houses on a plot of land currently comprising part of the garden and residential curtilage of No. 58 Uplands Croft Stoke-on-Trent ST9 0LF.

The present residential site comprises a detached single-storey dwelling located on a very large plot extending to approximately 2800 square metres (0.28 ha). The original dwelling is of a modest design, typical of its era and similar in character to other dwellings erected at that time within the locality.

The locality of the application site is predominantly residential and set in a very popular residential settlement. The area benefits generally from excellent infrastructure and local amenities. The immediate locality of the application site is also sustainable in its own right with good pedestrian and bus routes to numerous local facilities, shops and schools.

The proposed building plot forming the application site would extend to 1840 square metres (0.18 ha) With the remaining 960 square metres being retained as the curtilage of the existing bungalow. The application plot would include an area as required to form the new access driveway to serve the proposed dwellings.

The following recent photographs show the land which comprises the development site in its present form.





2. Planning History.

The current application seeks full planning permission for two detached single-storey dwelling houses.

The current application follows two previously submitted outline applications for the site. The first application (Application Ref. SMD/2019/0533) was submitted in August 2019 and sought outline approval for a maximum of 3 No. detached dwellings. The application was refused permission on 25th October 2019 on highway grounds (substandard access road & junction) and also on the grounds that insufficient information had been submitted with the application to assess the impact of the proposal on potential important habitats & species.

A further application (Application Ref. SMD/2020/0353) was then submitted in June 2020, again seeking approval for 3 No. additional detached dwellings, but with further supporting information

provided by the applicant to address the previous reasons for refusal. The submitted drawings were also revised to include details of more acceptable access details to serve the development.

During the determination of the application, further supporting information was submitted by way of a Preliminary Ecological Report, following a request from the authority for these details to be submitted for consideration.

Unfortunately, the local authority ultimately deemed that the additional supporting information was still not adequate to enable them to fully support the application. Yet further information was subsequently requested, but that information would have taken some considerable time to compile and in the circumstances, the Applicant formally withdrew the application on 11th November 2020, prior to the application being determined.

It should be noted however that during the determination of this second application, the highway issues which had previously led to the refusal of the initial application, were adequately resolved by virtue of the revised details submitted, entirely to the satisfaction of the Highway Authority who then raised no objection to the amended scheme.

The current application hereby submitted maintains the inclusion of these revised highway details. Accordingly, and together with the reduction in the number of dwelling units now proposed, it is anticipated that the current application will receive favourable response from the Highway Authority.

3. Supporting Information.

As has been referred to above the current application includes the submission of additional supporting information by way of by two Reports, a Tree Survey & Arboricultural Impact Assessment, and a Herptile Survey Report. These documents are intended to address the authority's previous concerns regarding inadequate supporting information to support the development proposal.

The Reports now submitted are comprehensive and will hopefully therefore be considered by the authority as providing a 'satisfactory level of information', thereby enabling a full and fair determination of the current application.

In submitting these Reports however, the Applicant would respectfully request that the authority be mindful in its appraisal of these Reports with respect to the following mitigating issues.

1. The Arboricultural Report provides a comprehensive assessment of the surrounding trees, but the majority of the trees referred to are of relatively poor quality and are in the main located outside the curtilage of the application site.
2. The applicant is unable therefore, to control the continued retention of these trees, or to influence future maintenance or essential husbandry of these trees. The trees do not appear to have been properly managed or maintained by the current landowner in the past and are in fact in danger of becoming something of a liability, rather than an asset, to the visual quality of the locality.
3. None of the trees referenced in the Arboricultural Report are protected by a Tree Preservation Orders or similar constraining/controlling legislation to protect the retention or integrity of these trees.
4. The Herptile Survey is commendable in principle in terms of its intentions to protect potentially important habitats and species. However, the Survey fails to confirm the presence of any important species on the application site. Instead, the Report bases its arguments on assumptions to justify that the site has 'potential' for to support such important species. This 'potential' to support important species could surely be argued for any area of undeveloped open space in a rural, semi-rural or even urban setting?
5. It can also be seen from the current site photographs incorporated earlier in this Statement that contrary to the claims made within the Report, the site is in fact quite sparsely vegetated and does not lend itself favourably to providing a valuable form of eco-habitat.
6. The existing site which is excessively large for the single storey dwelling it serves has in recent years become un-manageable for the elderly occupant of the property with the result that random, un-controlled and unsightly overgrowth has had to be controlled by relatively drastic

measures, i.e. to physically cut back and clear weeds and brambles and to treat significant areas with proprietary weed-killers and similar chemical agents. Smaller, manageable gardens as will be offered by the proposed development are in fact far more likely to be properly managed and nurtured, such that they will still offer potential to provide attractive eco-habitats for important species & fauna.

7. Despite the lack of actual evidence to confirm the presence of important species, the Applicant has nevertheless incorporated within the development proposal, an area of land set aside to provide an 'Eco-Habitat' to potentially encourage wildlife and biodiversity to flourish within the locality.

4. Access.

With the previous Highway concerns now resolved, the proposed development will afford appropriate access and adequate levels of off-street car parking within the proposal site.

Vehicular access to the proposal site will be in the form of a new crossing from the existing carriageway to link to the new accessway, as detailed on the submitted plans. This new accessway will lead to individual driveways and hardstanding areas for each dwelling within the curtilage of the site, where at least two off-street parking spaces, plus garaging can be accommodated.

Pedestrian access to the site will be direct from the existing carriageway which will link the site to Uplands Croft. This is considered entirely acceptable with each dwelling will have direct level access to the principal entrance of the property.

Inclusive access.

The proposal does not include any physical or social barriers to accessibility to all members of the community and services personnel. The relatively level topography of the site and its surroundings makes the proposed development accessible to all, including those with physical impairments.

The proposal site is located within an existing residential settlement, well-appointed for access to all local facilities and services on foot, bicycle or local bus service.

It is envisaged that any approved development will ultimately be designed to and comply with Part M of the Building Regulations with regards to access to the building itself.

6. Conclusion.

This Statement has identified a justifiable design and access solution for the proposed development

Concerns raised previously regarding bio-diversity aspects of the application site and the potential loss of important habitats and species have been grossly overstated and there is no justifiable reason to oppose the development proposal on ecological grounds.

The proposal site can successfully accommodate two additional residential dwellings which will provide an entirely acceptable and sustainable form of development in accordance with national and local planning policies and guidelines.

The use of the site is entirely compatible with the surrounding residential use, and the scale of the proposed development accords favorably with the scale of properties in the immediate locality.

It is considered that this Statement and the accompanying planning application, clearly demonstrate that a satisfactory form of development can be achieved, and it is considered that planning permission should be granted for this development proposal.