

PLANNING, DESIGN & ACCESS STATEMENT

**PROPOSAL : CHANGE OF USE OF FLATS INTO A SINGLE
DWELLINGHOUSE**

**ADDRESS : LANGDALE HOUSE, CHEADLE ROAD, CHEDDLETON,
ST13 7HW**

APPLICANT : MR T HOVLAND

DATE : JANUARY 2022 JOB No. : 2022-2679

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1.0 INTRODUCTION

This statement is submitted in support of a full planning application which seeks consent for the change of use of 7 apartments into a single dwellinghouse at Langdale House, Cheadle Road, Cheddleton. The application has been submitted by Sammons Architectural Ltd on behalf of Mr T Hovland and is accompanied by drawing numbers 2022-2679-01, 2022-2679-02 and 2022-2679-03 which should be read in conjunction with this statement.

This statement analyses the site, the proposals and the policy context within which the proposals are made. Thereafter, it provides justification for approval of the proposed development on the basis that it would provide an appropriate residential use within an accessible and sustainable location without adversely impacting upon the character and appearance of the application building or wider area, harming residential amenity adversely or being detrimental to highway safety. The proposed development therefore accords with the provision of local and national planning policy and should be approved without delay.

2.0 SITE DESCRIPTION

The application site relates to a detached two storey dwelling constructed from brick under a tile roof which occupies a generous plot within the village of Cheddleton. The application building is currently occupied by 7 self contained apartments, some of which have not been occupied for some time due to their condition.

The application building is accessed via a shared drive off Cheadle Road which leads to a parking area to the front (western side of the building) with private amenity space to the rear (east) and side (south). The surrounding area is predominately characterised by residential properties of varying architectural styles.

For the purposes of the Development Plan the application site lies within a designated settlement boundary where there is a general presumption in favour of development.

3.0 PROPOSAL

This is a full planning application which seeks change of use from 7 apartments to a single dwellinghouse. The reconfigured dwellinghouse would provide a porch, entrance hall, kitchen, four reception rooms with bathroom, w.c. and storage at ground floor with master bedroom complete with en-suite and dressing room, four further bedrooms, study and bathroom at first floor and a further bedroom in the attic space. The proposed development only requires internal changes comprising of removal / insertion of partitions, blocking up and / or insertion of doorways. No external changes are proposed to the application building.

The proposed single dwelling would be accessed via the existing shared driveway and no changes to the external parking or private amenity area are proposed.

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 National Planning Policy Framework (NPPF) was revised in July 2021. It is the Government's clear intention that the document should be considered as a material consideration and as such carries particular weight where development is not addressed by planning policies in the existing Development Plan.

The NPPF confirms that at the heart of the guidance is a presumption in favour of sustainable development (para 11) and that for decision making this means approving development proposals that accord with the Development Plan without delay unless material considerations indicate otherwise. It goes on to seek to significantly boost the supply of new housing throughout the country and sets out requirements for Local Authorities to maintain a five year deliverable supply of housing at all times. It also sets out guidance inter alia in respect of making effective use of previously developed land, securing high quality design and assessing impacts on highway safety. The content of this document has been taken into account in the preparation of this application and the most relevant sections of the NPPF are considered to be:-

- 1 Introduction paragraphs 1-14
- 2 Achieving sustainable development
- 4 Decision making
- 5 Delivering a sufficient supply of homes
- 9 Promoting sustainable transport
- 11 Making effective use of land
- 12 Achieving well designed places

The Development Plan for the Staffordshire Moorlands comprises of Local Plan which was adopted in September 2020. The main policies of relevance to the determination of this application are as follows:-

SS1 (Development Principles); SS8 (Larger Villages Strategy); H1 (New Housing Development); DC1 (Design Considerations) and T1 (Development and Sustainable Transport). For the sake of brevity these policies are not quoted in full but they are referred to where appropriate in the following section.

In terms of Supplementary Planning Guidance Council's adopted Design Guide and Space About Dwellings publications are also important in the consideration of this application.

5.0 ASSESSMENT

As set out above this is a full application which seeks consent for the change of use of the existing building which provides 7 self contained apartments to a single dwellinghouse. The key issues are considered to be:

- The Principle of development
- The impact upon the character and appearance of the area
- Residential amenity
- Highway safety
- Biodiversity

Principle of development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining

the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2021) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2021).

In its general approach the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will in accordance with policy SS1 take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications that accord with the policies in Local Plan shall be approved without delay, unless material considerations indicate otherwise.

The application site is located within the Development Boundary of Cheddleton; a 'larger village' as identified by Local Plan policies SS2 and SS8. Policy SS8 comprises the Area Strategy for the larger villages which seeks to 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 a number of actions, subject to wider Local Plan policies. Although the Local Plan includes land allocations which would meet the new housing targets for the District over the plan period, small unidentified "windfall" sites within the development boundaries can still make a valuable contribution to the housing stock. The Development Plan continues to allow new houses within the identified development boundaries of towns and villages providing that all other relevant policies in the Local Plan and the National Planning Policy Framework are complied with.

The application site is situated in a predominately residential area of Cheddleton and is currently within residential use as seven self contained apartments. The application site comprises of a sustainable location for new housing that is within easy walking and cycling distance of the numerous local services, facilities and employment opportunities on offer within the village. Furthermore the site is within close proximity to the A520 where public transport services offer regular links with the neighbouring towns of Leek and Hanley. The site lies within the designated development boundary for the village and residential uses are acceptable within the proposed site. Therefore the change of use from 7 apartments to a single dwelling would retain the site within a residential use within a sustainable location and is therefore considered acceptable in principle

The impact upon the character and appearance of the area

Policy H1 "New Housing Development" of the Local plan states that 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.

Policy DC1 of the Local Plan (2020) refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance. Paragraph 130 of the NPPF (2021)

requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The proposed development does not require any changes to the external appearance of the dwellinghouse to facilitate the conversion. Similarly no changes to the external parking and amenity areas are proposed. There would therefore be no physical change to the application building or its setting and as such it is considered that the proposed development would not adversely impact upon the character and appearance of the application site or their valued characteristics of the wider surrounding area. In this respect the proposal accords with CS policies H1 and DC1 and the guidance contained in the NPPF more generally.

The impact on residential amenity

Local Plan policy H1 states that 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.

Local Plan Policy DC1 and paragraph 130 of the NPPF seeks to secure development that protects the amenity of the area, including the 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.

The submitted layout plan illustrates that the resultant development would be served by adequate standards of amenity in terms of privacy, daylight, sunlight and outdoor amenity space. Furthermore, the proposed change of use would result in a decrease in the intensification of residential use within the site and the proposed development would be considered beneficial in this regard. The proposal therefore accords with the provisions of policies HC1 and DC1 of the Local Plan.

Highways

Paragraph 110 of the NPPF states that development should provide a safe and suitable access for all users with paragraph 111 stating that development should only be prevented or refused on transport grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts of development are severe.

This guidance is reflected in policy DC1 which requires, amongst other matters, for development to provide for a safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use and T1 which seeks to promote and support development which reduces reliance on the private car for travel journeys.

The proposed development would continue to be accessed off the shared drive leading off Cheadle Road. The proposed change of use would not increase parking demand within the site over and above the off street parking provision currently provided. No change of access or alteration to the public highway would occur such that there would be no adverse impact on the safety or operation of the adjacent highway. In conclusion therefore it is not considered that the proposed use would adversely affect highway safety and would therefore be compliant with Policies DC1 and T1 of the Local Plan and guidance contained in the NPPF.

6.0 CONCLUSION

This application should be considered in the context of the presumption in favour of sustainable development as confirmed by the National Planning Policy Framework. The proposed development is acceptable in principle as the site is located within the development boundary for

Cheddleton and in a sustainable location with good access to the services, facilities and employment opportunities provided within the village via a range of transport modes.

The proposal is acceptable in relation to the character and appearance of the area, highway safety and residential amenity. The proposed development therefore accords with the provisions of policies SS1, SS8, DC1, H1 and T1 of the Staffordshire Moorlands Core Strategy and guidance contained within the NPPF. For these reasons it is therefore considered that the proposal is capable of being supported by the Council.

7.0 DESIGN & ACCESS STATEMENT

USE

The application building is currently split into 7 self contained flats. The proposed development seeks to change the use of the building into a single dwellinghouse. The existing use of the building and site is C3 and this would be retained. The application site is located in a predominately residential area and reflects the nature and character of existing development which surrounds the site.

AMOUNT

The application proposes the conversion of the building into a single dwellinghouse. This amount of development is considered to comply with the Council's Space About Dwellings Standards and is in keeping with the density of existing development in this area.

LAYOUT

The layout of the development will be as shown on the submitted site layout plan. No changes to buildings layout are proposed as part of this application.

SCALE

The application proposes the conversion of the building into a single dwellinghouse. The conversion will be undertaken entirely within the shell of the existing building and no external alterations or extensions are proposed.

LANDSCAPING

Hard and soft landscaping works are shown on the submitted drawings and remain as existing.

APPEARANCE

No external changes to the character and appearance of the dwellinghouse are proposed as part of this application. The appearance of the application building and its setting will therefore remain unchanged.

ACCESS

The application proposes to retain the existing shared access arrangement off Cheade Road. No changes to the existing are proposed as part of this application and adequate parking and manouvering facilities are already provided within the site. The proposed change of use would result in a reduction in activity within the site. The site is within easy walking and cycling distance of the centre of the village which has a wide range of services and facilities. Public transport links are easily accessible to Leek and other parts of the Staffordshire Moorlands as well as the neighbouring city of Stoke on Trent.