

PLANNING STATEMENT

**LAND AT WOODLAND VIEW
GORSTY HILL, TEAN**

JULY 2022

Site Address:

Land at Woodland View, Gorsty Hill, Tean, Staffordshire, ST10 4EL

Applicant:

Mr. & Mrs. Collier

Proposal:

Erection of 3no. Dwellings
(Reserved Matters pursuant to Outline Application SMD/2019/0778)

Planning Statement:

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Job Reference: RDP/2022/083

Report Prepared By:

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1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. & Mrs. Collier to prepare a Reserved Matters application for the erection of 3no. dwellings on land at Woodland View, Gorsty Hill, Tean.
- 1.2 The application is submitted pursuant to outline application SMD/2019/0778 which granted consent for the erection of 3no. dwellings on this site with means of access approved at the outline stage. This Reserved Matters application seeks approval of matters of scale, siting (layout), design (external appearance), and the landscaping of the site, as required by Condition 2 of the outline consent.
- 1.3 The three plots will each encompass the same house type, which will comprise of a detached, two storey cottage style of development, standing to a ridge height of 8.15 metres and having a gross internal floor area of 177 square metres (98 square metres excluding the integral garage).
- 1.4 Unit 1 will be sited at the western end of the site and act as a visual stop when approaching along the site access track. Units 2 and 3 will be set off to the eastern side of the access, replacing the existing range of commercial buildings that currently occupy the site.
- 1.5 The accommodation of each dwelling will comprise of a lounge, kitchen / diner, utility, hallway and integral garage at ground floor, with three bedrooms (one ensuite) and family bathroom at first floor. The dwellings are to be constructed from red facing brickwork with a Staffordshire Blue tiled roof. Each dwelling will sit within a large area of domestic curtilage and will benefit from off-street parking provision for three vehicles.

2 Site & Surroundings

- 2.1 The application site is located within the rural area, a short distance from Upper Tean which lies to the west of the site along Tenford Lane. The site is sloping in nature, rising up in an easterly direction towards existing vegetation which provides a strong degree of visual enclosure to the eastern boundary of the site.
- 2.2 The site is currently occupied by a range of commercial buildings that are used for commercial purposes (vehicle repairs and storage) and which have a somewhat run-down appearance. The site is served via an existing access track that connects with Tenford Lane to the north, and which also serves a number of nearby neighbouring residential properties. The closest neighbouring property to this site is Wood Grange to the northwest, and Hathaway Cottage Farm to the north.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase 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 the Stafford Moorlands Core Strategy DPD (2020) of which the following policies are of relevance:

3.2 Policy SS1 of the Local Plan states 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:

- *a mix of types and tenures of quality, affordable homes, including starter homes, to meet the needs and aspirations of the existing and future communities*
- *quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers*
- *easy access to jobs, shops and transport services by all sections of the community*
- *increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce*
- *a healthy, safe, attractive, active, well-designed and well-maintained environment*

- *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.*

3.3 Policy H1 of the Local Plan relates to ‘Housing Development’ and along with establishing where new residential development will be considered acceptable, also requires that

- *New housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in Policy H3, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies.*
- *All development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified housing needs, having regard to the location of the development, the characteristics of the site and the economics of provision.*
- *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.

- All new dwellings should aim to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations. This will be determined on a site-by-site basis subject to considerations such as viability and design.*
- 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.*
- Housing development on sites not allocated for such purposes in Policy H2 will be supported within the development boundaries of the towns and larger villages subject to compliance with the Spatial Strategy and wider Local Plan policies*

3.4 Policy DC1 of the Local Plan relates to 'Design Considerations' and 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 particular, new development should:

- 1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area*

2. *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*
3. *create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design*
4. *incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development*
5. *protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, overbearing development, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution*
6. *promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate*
7. *provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use*
8. *require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links*

9. *ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed*

10. *ensure, where appropriate, equality of access and use for all sections of the community*

11. *be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.*

3.5 Policy T1 of the Local Plan states that the Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic in line with the Integrated Transport Strategy. This will be achieved by (amongst other requirements):

- *Considering appropriate parking provision on a case by case basis with recourse to the parking guidance set out in Appendix 2.*

4 Other Material Considerations

National Planning Policy Framework

- 4.1 The National Planning Policy Framework seeks to secure the delivery of sustainable development and sets out guidance *inter alia*, in respect of securing high quality design. The content of the National Planning Policy Framework has been taken into consideration in the preparation of this application.

Staffordshire Moorlands Design Guide SPD

- 4.2 This document sets out guidance aimed at securing high quality design that respects and reinforces the vernacular of the Staffordshire Moorlands. The content of this document has been taken into consideration in the preparation of this application.

Staffordshire Moorlands Space about Dwellings SPG

- 4.3 This document sets out minimum amenity standards that new development should seek to achieve in order to ensure an adequate level of residential amenity for both future occupiers and existing neighbouring occupiers. The content of this document has been taken into consideration in the preparation of this application.

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- 4.4 The above application granted outline consent for the erection of 3no. dwellings on the application site, and approved matters of means of access. The permission was granted on 17th September 2020 and constitutes that outline consent that this Reserved Matters submission relates to.

5 Planning Assessment

Principle of Development

- 5.1 The principle of erecting 3no. dwellings on this site has already been established under the original outline application (LPA Reference: SMD/2019/0778). The outline permission approved the means of access to the site, and consequently no debate can therefore now be entered into as to whether this is an appropriate site for new housing, or whether the means of access to it is suitable or not... the outline consent confirms that it is. This Reserved Matters application relates to the matters that were reserved for subsequent approval at that outline stage which are considered in turn below.

Scale

- 5.2 The scale of existing dwellings within the surrounding area is mixed, with single storey and two storey developments observable. The two storey scale of the proposed dwellings is in keeping with that established character and consequently will not detract from the character and appearance of the surrounding area. The scale of the development therefore meets the requirements of policies SS1 and DC1 of the Local Plan.

Siting (Layout)

- 5.3 The siting of the proposed dwellings has been carefully considered so that the development works positively with the existing constraints of the site, including the approved means of vehicular to the site, the existing trees along the site boundaries, and the changes in level across the site. Plot 1 has been sited so that its principal elevation faces down the access track such that it will punctuate the vista on approach to the site. This is the flatter part of the site and the siting of Plot 1 in this location will not derive any material harm to the character and appearance of the area.

- 5.4 Plots 2 and 3 are located to the east of the vehicular access and will broadly occupy the area taken up by the existing commercial buildings on the site. The accompanying section drawings demonstrate that the dwellings will work positively with the existing levels across the site so that the development will not appear dominant or harmful to the character and appearance of the surrounding area.
- 5.5 All three plots have also been sited in a manner that avoids any adverse impact on existing trees around the site. The trees and their associated root protection areas are identified on the site plan (based on the tree survey submitted to accompany the outline application), and the dwellings and associated works will not impinge on those root protection areas. Consequently, the siting of the proposed dwellings will not have any adverse impact on important trees in and around the site.
- 5.6 The siting of the dwellings has also taken into consideration the inter-relationship of the site with neighbouring residential properties, and the plots are arranged such that no conflict with the adopted Space about Dwellings Standards will occur – the nearest properties to the north (Hathaway Cottage Farm) and northwest (Wood Grange) being located well in excess of the minimum window-to-window separation distance of 22 metres as set out in the Local Authority's Space About Dwellings Standards. The proposed dwellings will therefore not give rise to any harm to the amenity of the neighbouring residential occupiers.
- 5.7 The submitted proposal also provides an adequate level of residential amenity for future occupiers of the dwellings, with each plot benefitting from a large area of private amenity space that exceeds the recommended minimum set out within the Local Authority's Space About Dwellings Standards. Each dwelling will furthermore benefit from a minimum of two off-street parking

spaces, and thus will provide sufficient parking to meet the Local Authority's adopted car parking standards.

- 5.8 In addition, it is noted that that gross internal floor area of the dwellings exceeds the minimum requirement for a three bedroomed / five person property as set out within the DCLG Technical Housing Standards (Policy H1 refers). The siting of the development is therefore in accordance with the requirements of policies SS1, DC1 and T1 of the Local Plan.

Design (External Appearance)

- 5.9 The proposed dwellings seek to reinforce local vernacular by incorporating a number of key design characteristics that are identified and promoted with the adopted Design Guide SPD, including:

- A balance of proportions between the overall shape of the walls and the openings contained therein
- The use of a similar size and proportion of openings throughout
- The achievement of a high solid to void ratio
- A harmonious arrangement of openings, with windows and doors aligned in columns and storeys rather than randomly placed, and with a vertical emphasis
- A dominant roof line emphasised by gables and strongly defined eaves line
- A steep pitched roof to reflect traditional Moorlands vernacular

- Window frames to be recessed by 50mm to avoid a flat appearance to the elevation and to emphasise the solidity of the walls
- Provision of cills and lintels to the windows and doors
- Use of an appropriate palette of materials, i.e. red facing brickwork and Staffordshire blue tiles

5.10 The external appearance of the dwellings will consequently be in keeping with Staffordshire Moorlands vernacular and will not detract from the wider character and appearance of the surrounding area. The external appearance of the development consequently meets the requirements of policies SS1 and DC1 of the Local Plan and the accompanying Design Guide SPD.

Landscaping

5.11 The application is accompanied by a landscaping scheme that shows the hard and soft landscaping proposals for the site. The landscaping scheme demonstrates that the existing important trees in and around the site will be safeguarded, and also makes provision for new hedgerow and shrub planting to enhance the appearance of the site, including an indigenous hedgerow along the southwestern site boundary where a range of ramshackle buildings were previously located. The landscaping proposed will complement the layout of the site and meets the requirements of policies SS1 and DC1 of the Local Plan.

6 Conclusion

- 6.1 The proposed scale, siting, external appearance and landscaping of the proposed development will in keeping with the character and appearance of the surrounding area and will not give rise to any loss of amenity to existing neighbouring occupiers, nor to the future occupiers of the dwellings themselves. The proposal furthermore provides adequate off street parking to meet the needs of future occupiers of the dwellings and will safeguard the existing trees in and around the site.
- 6.2 The proposed development is therefore in accordance with the provisions of policies SS1, H1, DC1 and T1 of the Staffordshire Moorlands Local Plan (2020) and guidance contained within the National Planning Policy Framework, Design Guide SPD and Space about Dwellings SPG.