

Planning Statement

Proposed erection of dwellinghouse
Land rear of the Royal Oak PH, High Street, Dilhorne
For Mr. A. Cunningham

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1.0 INTRODUCTION

- 1.1. Hewitt & Carr Services has been instructed by Mr. A. Cunningham to prepare a Planning Statement to accompany an outline planning application for the erection of a detached dwellinghouse on land on land rear of The Royal Oak PH, High Street, Dilhorne.
- 1.2. The application is submitted in outline and seeks approval of means of access and layout at this outline stage. Matters of appearance, scale and landscaping are reserved for subsequent approval.
- 1.3. The site plan accompanying the application shows the erection of a detached dwellinghouse occupying a footprint of 89.3 square metres. The dwelling will be part single storey / part one-and-a-half storey in scale and will be located 5.2 metres from the north easterly site boundary.
- 1.4. The dwelling will have an elongated form with its long axis arranged in a broadly north / south direction. The dwelling will be designed so that its principal windows (living room, dining room, kitchen and bedroom windows) will face in a north westerly and northerly direction, with no principal windows introduced on the north easterly elevation.
- 1.5. Vehicular access to the site will be taken off New Road in the westernmost corner of the site via an existing access that currently serves the car park to the Royal Oak public house along with nos. 15, 16 and 17 High Street.
- 1.6. This Planning Statement appraises the proposed development in the context of local and national planning policy and should be read in conjunction with the submitted planning drawings.

2.0 SITE DESCRIPTION

- 2.1. The application site lies within the village of Dilhorne, on a parcel of land that is located within the North Staffordshire Green Belt. The site is currently laid to lawn and forms part of an extensive beer garden serving the Royal Oak Public House. The site benefits from an existing means of vehicular access off New Lane in the westernmost corner of the site, which serves the existing pub car park along with nos.15, 16 and 17 High Street.
- 2.2. To the east of the site lies a detached two storey dwellinghouse (Briardale) with further residential development located to the north/northeast (Greenacres). The public house is located to the south of the site, adjacent to which is a terrace of three dwellings that front onto High Street (nos.15, 16 and 17 High Street). Agricultural fields extend to the northwest / west of the site.

- 2.3. A short distance to the south of the site lie public transport connections, which include a school bus pick up and drop off point, along with twice daily services to Cheadle and Hanley. The parcel of land proposed for development was previously incorporated within the Settlement Infill line for Dilhorne, as set out within the Local Plan Preferred Options Consultation.

3.0 PLANNING POLICY

- 3.1. Paragraph 11 of the NPPF confirms that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are considered to be of relevance to the determination of the application:
- 3.2. Policy SS1 of the Local Plan relates to 'Development Principles' and 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, 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 SS3 of the Local Plan relates to the 'Future Provision and Distribution of Development' and states that provision will be made for at least 6080 additional

dwellings (net of demolitions) to be completed in Staffordshire Moorlands during the period 2014 to 2033 - an annual average of 320 homes per year. Sufficient deliverable land will be identified to provide at least 5 years of development at all times. The policy goes on to confirm that 25% of the total housing requirement will be delivered within the rural areas.

- 3.4. Policy SS9 of the Local Plan related to the 'Smaller Villages Area Strategy' and states that these settlements shall provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland. This will be achieved via a number of actions, including:

- *Enabling limited new housing development, including small infill schemes in accordance with Policy H1*
- *Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape*
- *Maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.*

- 3.5. Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. This will be achieved via a number of actions, including:

- *Restricting new build housing development in the countryside to that which has an essential need to be located in the countryside in accordance with Policy H1*

- 3.6. Policy H1 of the Local Plan relates to 'New Housing Development' and states that outside the development boundaries, limited infill residential development of an appropriate scale and character for the Spatial Strategy will be supported provided that:

- *The development is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development; and*
- *In all cases the development will not lead to a prominent intrusion into the countryside or have a significant adverse impact on the character and appearance of the countryside.*

- 3.7. Policy H1 also states 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
 - When development is located in the Green Belt, national Green Belt policy will apply.
- 3.8. 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 (amongst other requirements):
- be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area
 - 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

- *protect the amenity of the area, including 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*
- *promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate*
- *provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use*
- *require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links*

3.9. Policy DC3 of the Local Plan relates to 'Landscape and Settlement Setting' and states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

1. *Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence*
2. *Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence*
3. *Supporting developments which conserve or enhance the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds*
4. *Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape*
5. *Ensuring that development does not adversely affect the wider setting of the Peak District National Park.*

4.0 MATERIAL CONSIDERATIONS

National Planning Policy Framework

- 4.1. The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of safeguarding the green belt, significantly boosting the supply of housing including the delivery of rural housing, securing high quality design and ensuring highway safety. The content of the NPPF has been taken into consideration in the preparation of this application.

SMDC Space About Dwellings SPG

- 4.2. This document provides a series of numerical standards that new development should seek to achieve in the interests of safeguarding residential amenity. The content of the SPG has been taken into consideration in the preparation of this application.

SMDC Housing Land Supply Statement (2022)

- 4.3. The Housing Land Supply Statement assesses the Local Authority's housing delivery against the requirements of the National Planning Policy Framework and confirms that the Local Authority has a deliverable housing land supply equivalent to 4.21 years. The content of this document is referenced within the Planning Assessment.

5.0 PLANNING ASSESSMENT

Principle of Development

- 5.1. The application seeks outline planning permission for the erection of a detached dwelling on land that is located within the village of Dilhorne, and which is designated as part of the North Staffordshire Green Belt. Policies SS9, SS10 and H1 of the Local Plan make provision for new residential development where it will be well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development. Policy H1 also states that any such development should not lead to a prominent intrusion into the countryside or have a significant adverse impact on the character and appearance of the countryside and goes on to state that when development is located in the Green Belt, national Green Belt policy will apply.
- 5.2. Paragraph 149 of the National Planning Policy Framework (NPPF) confirms that the construction of new buildings should be regarded as inappropriate in the Green Belt. Paragraph 149 of the NPPF nevertheless goes on to list a number of specific exceptions, which includes:

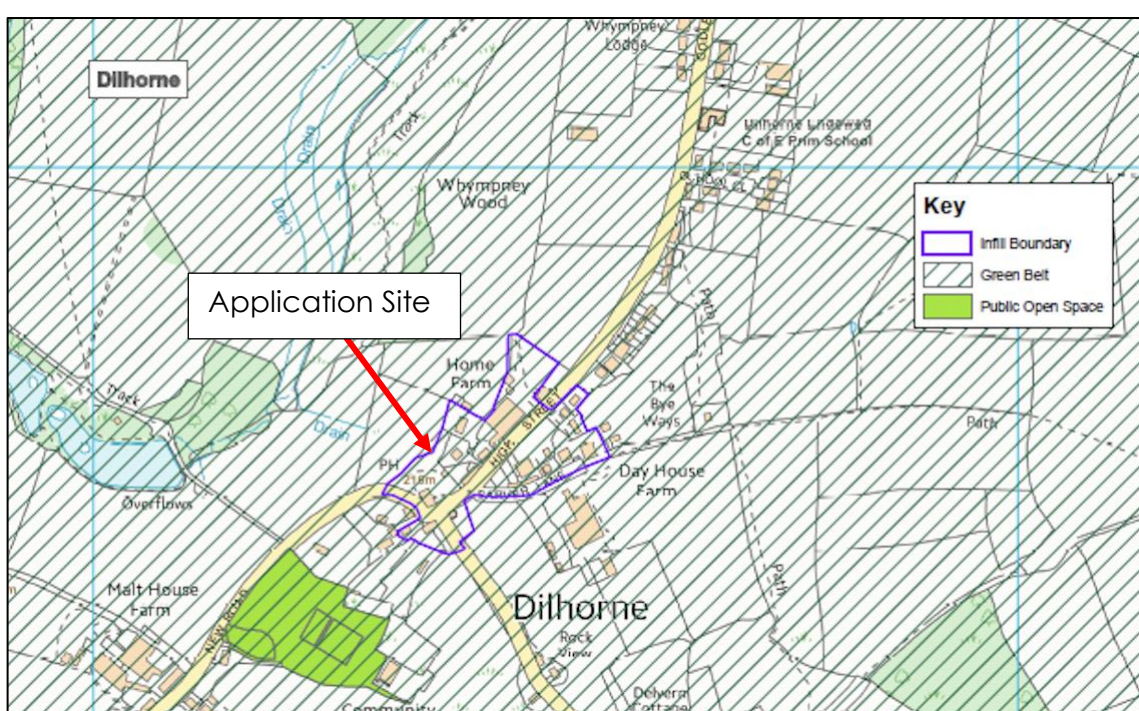
"limited infilling in villages"

- 5.3. The proposed quantum of development (1 dwelling) amounts to a *limited* form of development, and its proposed location in an area located in between the built form of Briardale to the east, Greenacres to the north and the Royal Oak Public House to the south, means it also amounts to 'infilling'. The siting of the proposed dwelling has been informed by the approach adopted and endorsed by the Local Authority in its approval of consent for the erection of 4no. dwellings on land at Top Pub, Brown Edge (SMD/2020/0379). The proposed development will not encroach beyond the built form established by the neighbouring built

developments to the north (Greenacres) and south of the site (The Royal Oak) as is shown on the submitted Site Plan and consequently the proposal also can be held to amount to 'infilling'.

- 5.4. The proposed dwelling will also have a close physical association with the core of the existing village, occupying a parcel of land that the Local Authority had previously included within the 'Settlement Infill Boundary' within the Local Plan Preferred Options Consultation (see Figure 1 below). The site is also already developed, forming part of the extensive beer garden to the Royal Oak Public House, and the proposal will not result in the encroachment of built development beyond the existing confines of that site.

Figure 1 – Extract of Local Plan Preferred Options Consultation



- 5.5. Backland development of this nature is already an established characteristic of the surrounding area, with numerous examples evident, in particular to the north/northeast of the site (Greenacres and Briardale), and consequently the proposal will be well related to the existing pattern of development of this smaller village and will not create or extend ribbon development or lead to sporadic pattern of development.
- 5.6. Having regard to the considerations outlined above it is concluded that the submitted proposal amounts to limited infilling in a village, and therefore constitutes an appropriate form of development within the Green Belt, that also accords with the adopted spatial strategy for the District as set out in policies SS9, SS10 and H1 of the Local Plan. The principle of development is therefore acceptable.

Layout

- 5.7. The surrounding area exhibits a mixed character, with residential properties and the nearby Royal Oak Public House clustered around the junction between High Street, New Road and The Common. There are a mixture of detached and terraced properties observable, with some dwellings set close towards the public highway behind boundary walls and landscaping, others being set further back behind more substantial landscaping and parking areas. There are also a number of examples of backland development, including Greenacres and Briardale to the north and east of the site respectively.
- 5.8. The proposed layout of the development will assimilate positively with the mixed character of the area and encompass a form of backland development akin to that exhibited to the north and east of the site. The dwelling will be well screened from public views along High Street owing to the presence of existing built development, whilst views of the site from the vehicular access point onto New Road will see the dwelling against the backdrop of the neighbouring properties to the north and east. The proposed layout of the development will therefore not give rise to any material harm to the character and appearance of the surrounding area.
- 5.9. In terms of residential amenity considerations, it is noted that the neighbouring property to the east of the site (Briardale) has a number of principal windows in its north westerly elevation that look out over the northernmost part of the application site. The layout of the dwelling has been carefully considered in order to avoid any adverse impact on the amenity of those neighbouring occupiers, with the dwelling sited so that it does not sit directly in front of the principal windows of that property.
- 5.10. The dwelling has also been sited so that it will sit at least 14 metres away from those principal windows, thereby meeting the minimum standard set out within the Local Authority's adopted Space About Dwellings SPG. The submitted Site Plan furthermore confirms that the north easterly elevation of the proposed dwelling will not have any principal windows facing towards that neighbouring property, thus ensuring that no overlooking of their domestic curtilage will ensue. A suitably worded planning condition can be imposed to ensure that the resultant Reserved Matters application accords with that requirement.
- 5.11. To the west of the dwelling it is proposed to create an area of private amenity space to serve the occupiers of the new dwelling that will be free from overlooking by the neighbouring property to the east. The remainder of the proposed garden, extending northwards from the dwelling, will be overlooked to some degree by the principal windows of Briardale, albeit those windows are located in excess of the minimum distance required by the Space About Dwellings standards.
- 5.12. As a consequence of the above considerations the layout of the proposed development will not give rise to harm to neighbouring residential amenity and will provide an acceptable level of residential amenity for future occupiers of the dwelling. The proposal is therefore held to meet the requirements of policies SS1, DC1 and DC3 of the Local Plan and guidance set out within the adopted Space About Dwellings SPG.

Means of Access

- 5.13. The proposed dwelling is to be accessed via the existing vehicular access off New Road at the westernmost end of the site. The access currently serves the car parking area to the public house, along with nos. 15, 16 and 17 High Street. The access driveway will be realigned within the site as part of this proposal and will continue to be shared. The access onto New Road benefits from good visibility on egress onto New Road and is wide enough for two vehicles to pass one another.
- 5.14. The proposed development will provide two off street parking spaces and consequently will provide sufficient car parking to meet the Local Authority's adopted car parking standards. Turning space will also be accommodated so that vehicles will be able to exit the site in a forward gear. No severe residual impacts to highway safety will therefore ensue as a consequence of the proposed development, and as such the proposal meets the requirements of paragraphs 110 and 111 of the National Planning Policy Framework.

Reserved Matters

- 5.15. Matters of appearance, scale and landscaping are reserved for subsequent approval and will be set out in full within the resultant Reserved Matters application. It is nevertheless expected that the dwelling will adopt a cottage / barn style of design, utilising a complementary palette of materials to assimilate the development with its immediate surroundings.

Other Material Considerations

- 5.16. The National Planning Policy Framework requires Local Authority's to be able to demonstrate a five year deliverable supply of housing land at all times (paragraph 74 refers). Where it is unable to do so, the relevant provisions of policies SS9, SS10 and H1 of the Local Plan have to be considered out of date (Paragraph 11 / sub note 8 of the NPPF refers) and thus afforded lesser weight in the determination of the application, with proposals instead determined in accordance with the presumption in favour of sustainable development.
- 5.17. Paragraph 11 of the NPPF goes on to state that for decision-taking this means:
- a) *approving development proposals that accord with an up-to-date development plan without delay; or*
 - b) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - (i) *the application of policies in this 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 this Framework taken as a whole*

- 5.18. As set out within the principle of development section above, the proposal amounts to an appropriate form of development within the Green Belt and consequently derives no conflict with policies that protect areas or assets of particular importance, and as such the proposal meets the requirements of paragraph 11(b)(i) of the National Planning Policy Framework.
- 5.19. The submitted proposal will furthermore derive a number of benefits that are not considered to be significantly and demonstrably outweighed by any adverse impacts (paragraph 11(b)(ii) refers). These will now be discussed.
- 5.20. The proposal will derive benefits of to the local economy. The Local Authority's 'Quantifying the Economic Impact of Development' Report confirms that each new house constructed in the District generates 4.3 jobs within construction or the associated supply chain. Such economic benefits lend weight in favour of the proposed development.
- 5.21. The Quantifying the Economic Impact of Development Report also confirms that for each new dwelling constructed within the District, there will be a minimum initial one-off spend (in addition to the construction of the dwelling) of £5,000, with a subsequent annual spend of £9,388 per year. Such economic benefits lend further weight in favour of the proposed development.
- 5.22. The proposal will also contribute towards meeting the Local Authority's shortfall in housing land supply. The Local Authority has a long history of under-delivery of housing, and whilst the Local Authority was able to demonstrate a five year deliverable supply of housing at the point of adopting the Local Plan in September 2020, that that lasted for only 7 months. The Housing Land Supply Statement for the period up to 30th March 2021 served to confirm that the housing land supply had dropped to 4.21 years.
- 5.23. Policy SS3 of the Local Plan confirms a requirement to deliver 320 dwellings per annum to meet its housing requirements. Table 4.1 of the Local Authority's Annual Monitoring Report (see Figure 2 overleaf) demonstrates the total number of dwellings delivered per annum from 2014 – 2021 and confirms that at no point over that period has the Local Authority delivered sufficient housing to meet its annualised housing requirement of 320 dwellings. The delivery of an additional dwelling, whilst small in number, will nevertheless make a valuable and positive contribution to housing land supply where every plot counts.

Figure 2 – SMDC Housing Delivery 2014 – 2021 (Source: SMDC Annual Monitoring)

Year	Leek	Biddulph	Cheadle	Rural	District Total
2014/15	149	60	31	38	278
2015/16	29	28	10	32	99
2016/17	44	40	4	40	128
2017/18	40	33	13	56	142
2018/19	14	6	87	58	165
2019/20	85	18	22	78	203
2020/21	79	15	41	66	201
Total	440	200	208	368	1,216

- 5.24. For the reasons set out within the preceding paragraphs it is submitted that no adverse impacts will arise as a consequence of the proposed development to significantly and demonstrably outweigh the benefits of the development when assessed against the NPPF taken as a whole, and that consequently planning permission should be granted in accordance with the presumption in favour of sustainable development.

6.0 CONCLUSION

- 6.1. The proposed dwellinghouse amounts to limited infilling within a village, and therefore constitutes an appropriate form of development within the Green Belt. The proposed dwelling will furthermore be well related to the existing pattern of development within the village and will not create or extend ribbon development or lead to a sporadic pattern of development. The layout of the development will not detract from the character and appearance of the surrounding area, nor will it give rise to any residential amenity concerns. The proposed means of vehicular access will furthermore not give rise to any severe residual impacts to highway safety. The presumption in favour of sustainable development is furthermore engaged by this proposal, and no adverse impacts will arise to significantly and demonstrably outweigh the benefits of the development.
- 6.2. The proposed development is consequently held to meet the requirements of policies SS1, SS9, SS10, H1, DC1 and DC3 of the Staffordshire Moorlands Local Plan and guidance contained within the National Planning Policy Framework and Space About Dwellings SPG.