

PLANNING STATEMENT

**28 MOW LANE
GILLOW HEATH**

JANUARY 2023

Site Address:

28 Mow Lane, Gillow Heath, Staffordshire, ST8 6QQ

Applicant:

Mr. & Mrs. Brayne

Proposal:

Erection of replacement dwelling

Planning Statement:

Date Issued: 27th January 2023

Job Reference: RDP/2023/005

Report Prepared By:

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1 Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. & Mrs. Brayne to prepare a Planning Statement to accompany a full application by Epoch Architecture Ltd. for the erection of a replacement dwelling at 28 Mow Lane, Gillow Heath.
- 1.2 The existing dwelling comprises a detached two storey property occupying a footprint of 143 square metres and having a gross internal floor area of 189 square metres. The building stands to a ridge height of 6.66 metres. The application proposes to demolish the existing dwelling down to slab level and erect a replacement dwelling in its place.
- 1.3 The proposed replacement dwelling will have a footprint of 160.5 square metres and a gross internal floor of 241 square metres. The new dwelling will stand to a ridge height of 6.74 metres. The external palette of materials for the replacement dwelling will comprise of white render to its elevations, with a grey tiled roof atop.
- 1.4 The proposed accommodation will comprise of four bedrooms (two ensuite), family bathroom, home office / study, laundry room and entrance hallway at ground floor, with an open plan kitchen / dining / sitting area, utility room, w.c. snug and playroom at first floor.
- 1.5 The proposed dwelling has an existing means of vehicular access onto Mow Lane which is to be retained unaltered. The existing area of hardstanding with space for the parking of at least three vehicles, along with associated manoeuvring space, is also to be retained, as will the detached double garage in the rear garden.

2 Site & Surroundings

- 2.1 The application site is located within the defined settlement boundary of Gillow Heath and currently comprises a detached two storey dwelling located on the western side of the junction of Mow Lane with Essex Drive. The dwelling is constructed from red / brown facing brickwork with a concrete grey tiled roof.
- 2.2 The dwelling is set well back from the carriageway of Mow Lane, behind an extensive area of hardstanding and boundary hedgerow, with a wide highway verge in between. York Close encloses the eastern site boundary, beyond which lies no.26A Mow Lane and no.2 Essex Drive.
- 2.3 Further residential development extends westwards from the site along Mow Lane, with dwellings set well back from the carriageway behind frontage parking and landscaping. A parcel of vacant land encloses the northern site boundary.
- 2.4 Vehicular access to the site is taken direct off Mow Lane which serves a large parking and manoeuvring area. An integral car port to the side of the dwelling provides access to a driveway at the rear which serves a detached double garage.

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 Staffordshire Moorlands Local Plan 2020 of which the following policies are considered to be of relevance:

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 (amongst others):

- a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities.
- easy access to jobs, shops and transport services by all sections of the community.
- 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.

3.3 Policy SS6 of the Local Plan relates to the 'Biddulph Area Strategy' and states that the Council and its partners will seek to enhance the role of Biddulph as a significant service centre and a market town and support its regeneration. This will be achieved through a number of actions, including:

- Increasing the range of available and affordable house types, especially for first time buyers, families and older people, including extra care housing.

3.4 Policy H1 of the Local Plan relates to 'New Housing Development' and states that 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. In addition:

- a) Housing for special groups, particularly for older people and others as identified in the SHMA or successor document should be of a scale and in a location which is appropriate to its needs.
- b) Housing proposals of 10 dwellings (or 0.5ha) or more will be required to provide a mix of housing in terms of size, type and tenure on the site unless viability or other circumstances exist. The final mix will be negotiated with the developer based on housing needs as informed by the SHMA or successor document and other relevant factors such as available supply and market demand.

- c) 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.
 - d) 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.
 - e) 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.
- 3.5 Policy H1 goes on to state that 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 on unidentified (windfall) sites subject to compliance with the Spatial Strategy and wider Local Plan policies. 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.
- 3.6 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.
- provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use.
- new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links.

3.7 Policy T1 of the Local Plan relates to 'Development and Sustainable Transport' and 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:

1. Ensuring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.
2. Ensuring that major development is located in areas that are accessible by sustainable travel modes or can be made accessible as part of the proposal
3. Considering appropriate parking provision on a case-by-case basis with recourse to the parking guidance set out in Appendix 2.
4. Where appropriate all new development shall facilitate walking and cycling within neighbourhoods and town centres, and link with or extend identified walking or cycling routes. In addition, applicants should also consider how their schemes can enhance the existing path network in line with the Staffordshire County Council Rights of Way Improvement Plan and also give consideration to the protection of non-definitive public footpath routes in addition to definitive routes.

4 Other 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 guidance, *inter-alia*, in respect of securing high quality design and safeguarding highway safety. The content of this document has been taken into consideration in the preparation of this application.

SMDC Design Guide SPD

- 4.2 This document sets out guidance aimed at securing good quality design and confirms that the architectural style of new development should be guided through an assessment and understanding of the character and context of the area. The content of the SPD has been taken into consideration in the preparation of this application.

Staffordshire Moorlands New Dwellings and Extensions to Dwellings SPG

- 1.6 This document sets out guidance in respect of the design of new residential development, including matters of siting, roof design, elevations, and materials. The content of this SPG has been taken into consideration in the preparation of the application.

5 Planning Assessment

Principle of Development

- 5.1 The application site is located within the defined settlement boundary of Biddulph wherein new residential development, including the erection of replacement dwellings, is appropriate having regard to the provisions of policies SS6 and H1 of the Local Plan. The principle of development is therefore concluded to be acceptable.

Design & Layout

- 5.2 Policy DC1 of the Local Plan seeks to ensure that new development is of a high quality and adds value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area, and that is designed to respect the site and its surroundings and promote a positive sense of place.
- 5.3 The accompanying Design Guide SPD reflects the provisions of policy DC1, stating that new development must respect the 'grain' of the settlement, i.e. the relationship buildings have to the street and to each other. It goes on to state that the architectural style of new development should be guided through an assessment and understanding of the character and context of the area, noting also that sites may be capable of accommodating both contemporary and traditional forms of development that are high quality and functional.
- 5.4 The application site is located in an area where there is a variety of styles, design and ages of development, as well as a mixture of scales. A variable palette of materials is also observable, including different types of brickwork and white render. There is no strong prevailing vernacular identifiable. The existing dwelling on the site is unremarkable in character and design, and contributes little to the character and appearance of the surrounding area.

- 5.5 In terms of scale, the Design SPD states that a new building should respect the scale of those surrounding it, noting that jumps in scale can sometimes be acceptable and can be justified if the development occurs at key locations such as on corners or at the end of vistas. The existing dwelling on the site stands to a ridge height of 6.66 metres, and the replacement dwelling will not be materially taller. The proposed scale of the development is consequently in keeping with the existing scale of development on the site.
- 5.6 In terms of layout, the dwelling is to be sited in the same general position within the site as the existing dwelling. In doing so the proposal will respect the existing grain of development within the locality and maintain the inter-relationship between the dwelling and Mow Lane. The proposed dwelling will furthermore not project any closer to Essex Drive than the existing dwelling does. The depth of the dwelling is also commensurate with that of the existing dwelling, projecting no further towards the northern site boundary than the existing dwelling.
- 5.7 The dwelling will retain a large area of private amenity space to the rear of the dwelling and owing to its siting in the same general position as the existing dwelling, will not give rise to any conflict with the Local Authority's Space About Dwellings Standards (discussed in more detail in the Amenity section below). The proposed layout of the dwelling is consequently in keeping with the character and appearance of the surrounding area.
- 5.8 In terms of the detailed design of the dwelling, guidance has been taken from the adopted Design Guide SPG and accompanying New Dwellings and Extensions SPG in formulating the proposal. These documents identify a number of design parameters / objectives that new development should seek to adhere to in the interests of securing high quality design. The guidance includes, *inter-alia*, the following requirements:

- ***Buildings should sit comfortably in the landscape – best achieved by emulating the horizontal, ground-hugging form of traditional buildings with their strong eaves and ridge lines:*** The proposed dwelling is located in the same location as the existing dwelling and has a horizontal form with strongly defined eaves and ridge line. The proposed development consequently accords with this objective.
- ***A new dwelling should respect the scale of those surrounding it.*** The proposed replacement dwelling will be of a commensurate scale to the existing dwellinghouse on the site, and consequently accords with this objective.
- ***A balance of proportions between the overall shape of the walls and the openings they contain:*** The proportions of the dwelling are appropriate and reflect those of the existing dwelling on the site. The proposed development consequently accords with this objective.
- ***Using a similar size and proportion of opening throughout.*** The proposal adopts a contemporary approach to the fenestration of the dwelling but nevertheless incorporates windows with a vertical emphasis and a rhythm than runs throughout the elevations. The proposed development consequently accords with this objective.
- ***Limiting the number of openings to achieve a high solid to void ratio.*** The proposed development will achieve a high solid to void ratio, with the front elevation having a solid to void ratio of 72% / 28%. The proposed development consequently accords with this objective.

- ***Arranging the openings harmoniously, often in a formal, symmetrical manner:*** The proposed development encompasses a simple arrangement of openings, with windows arranged in columns and achieving a pleasing sense of symmetry. The proposed development consequently accords with this objective.
- ***Sited to maximise solar gain and increasing proportion of glazing on south facing elevations;*** In this case the principal elevation of the proposed dwelling will be orientated to face south in the interests of achieving this objective.
- ***The roof form should be simple with a dominant roof line and, where appropriate to the locality or the building, emphasised by gables:*** The proposed dwelling encompasses a dominant ridge line, emphasised by gables, and is therefore consistent with this objective.
- ***The roof should span the shorter side where practicable:*** The proposed roof does not span the shorter side in this instance, owing to the depth of the plan form of the dwelling. It is nevertheless noted that the roof of the existing dwelling does not span the shorter side either. Consequently no harm will arise as a result.
- ***Flat roofs should be avoided:*** A flat roof is proposed above the integral garage, but that arrangement already exists with the existing dwelling. The proposed flat roof will consequently not have any greater impact than that which already occurs.
- ***The roof pitch and materials should match those of the locality:*** The proposed roof pitch is consistent with the vernacular of the Moorlands and

that of the existing dwelling. Consequently, the proposal accords with this objective.

- ***Window patterns should be aligned in columns and storeys rather than randomly placed:*** The proposed development accords with this objective, with windows arranged in clearly defined columns and storeys.
- ***The emphasis should be on vertical proportions which is in keeping with the style and tradition of the locality;*** Vertical emphasis is achieved by the two dormer windows on the principal elevation, and the vertically proportioned windows set within the elevations. The proposed development consequently accords with this objective.
- ***Window frames should be recessed by a minimum of 50mm to avoid a flat appearance to the elevation and to emphasise the solidity of the walls:*** The applicant is agreeable to recessing the proposed windows to accord with this requirement, and this can be secured by way of an appropriately worded condition. In doing so the development will accord with this objective.
- ***Bow windows should be avoided as well as large picture windows, top hung lights and leaded lights:*** The proposed development does not include any such components, and therefore accords with this objective. The proposal, by virtue of demolishing the existing dwelling, will also remove a number of discordant features that it currently exhibits, including its bow window and externally positioned chimney.
- ***Traditional surround to doors and windows should be incorporated, for example stone cills and lintels;*** The proposed development seeks to adopt

a contemporary approach the fenestration of the building and consequently traditional window surrounds are not incorporated, as this would look unusual in the context of the contemporary design being advocated. The Design SPD nevertheless makes provision for contemporary expressions of design, so this is not considered to be detrimental to the scheme as a whole.

- 5.9 The above assessment demonstrates that the proposed development responds positively to the Local Authority's adopted Design Guide SPD and accompanying New Dwellings and Extensions SPG. The scale, massing, design and layout of the development will be in keeping with the varied character and appearance of the surrounding area and as such the proposal is in accordance with the requirements of policies SS1 and DC1 of the Local Plan.

Residential Amenity

- 5.10 The proposed replacement dwelling is to be sited in the same general position as the existing dwelling on the site, and by resultant effect will not give rise to any greater impact to neighbouring residential amenity than that which already occurs.
- 5.11 The new dwelling is noted to incorporate a new side facing window at first floor level that faces towards the neighbouring property to the west, but as this serves a secondary room, it does not comprise a principal window, and in any event, give rise to any overlooking of the private amenity space or rooms of the neighbouring property. The proposed development will consequently not give rise to any conflicts with the Local Authority's informal Space About Dwellings standards, and as such no harm to neighbouring residential amenity will arise.

5.12 The proposed development will furthermore provide an area of private amenity space equivalent to that which already exists to serve the existing dwelling, and which far exceeds the minimum requirement within the Space About Dwellings standards.

5.13 The gross internal floorspace of the dwelling also exceeds the minimum required standard, as set out in the DCLG Technical Housing Standards. Future occupiers of the dwelling will consequently have an acceptable level of residential development. The proposed development is consequently in accordance with the requirements of policies H1 and DC1 of the Local Plan.

Highway Safety

5.14 The application proposes no alterations to the existing site access arrangements, and there is ample parking within the site curtilage for at least three vehicles, thereby meeting the Local Authority's adopted car parking standards for a four bedroomed dwelling.

5.15 As no alterations are proposed to the site access, it can be concluded that the proposed development will not give rise to any harm to highway safety within the locality. The proposed development consequently meets the requirements of policy T1 of the Local Plan and paragraphs 110 and 111 of the National Planning Policy Framework.

6 Conclusion

6.1 The submitted proposal constitutes a sustainable form of development having regard to the following conclusions:

- The application site lies within the settlement boundary of Biddulph / Gillow Heath wherein the erection of replacement dwellings is acceptable in principle.
- The scale, massing, design and layout of the dwelling accords with the adopted Design Guide SPD and will not give rise to any material harm to the character and appearance of the surrounding area.
- The proposed development will not give rise to any harm to neighbouring residential amenity and will provide a satisfactory level of amenity for its future occupiers.
- The proposed development will not give rise to any adverse highway safety impacts.

6.2 The proposed development is consequently in accordance with the requirements of policies SS1, SS6, H1, DC1 and T1 of the Staffordshire Moorlands Local Plan and guidance contained within the National Planning Policy Framework, Design Guide SPD and New Dwellings and Extensions to Dwellings SPG.