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Planning Statement

Erection of two dwellings – Land at Harewood Close, Cheadle

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Project	Harewood Close, Cheadle
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1 Introduction

1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.

1.2 The author of this statement, Jim Malkin has worked a principal planning officer in Local Government and more recently as a planning consultant in private practice. He is a chartered member of the Royal Town Planning Institute and has significant experience in all areas of the planning profession.

2 Site and Context

2.1 The application site is the curtilage of 1 Harewood Close, Cheadle. The property is set in a very large plot and is over split levels owing to the topography of the site. Access is provided along Harewood Close a private driveway which is in the ownership of the applicant. The site is located close the centre of the market town of Cheadle and is within walking distance of necessary amenities and public transport links.

2.2 The current property is in the process of being extended and modernised by the owner, the plot is however far too large for the property to which it is linked, the owner has therefore been considering alternative options for making the most efficient use of the land.

2.3 The site is flanked by residential properties and occupies a position within a defined residential area. Properties within the immediate surroundings are predominantly traditional in character, with a mixture of scales including single and two storey dwellings which are predominantly constructed of red brick and tile.

2.4 In terms of planning constraints, the site is not located within a conservation area

and is located within Flood Zone 1, where there is a low probability of flooding. There are no protected trees on site and the site is not of high ecological value. The site and its surroundings are shown on the following photograph.



Figure 1 – Aerial photograph of site and surroundings

3 Planning History and Proposal

3.1 There is no planning history relevant to the redevelopment of the site. However, a recent householder application (SMD/2022/0601) for extensions to the side and rear of the property was permitted on the 7th of February 2023.

3.2 Owing to the size of the curtilage of the property it is not feasible for the occupiers of the property to maintain and manage this. The applicant has therefore been looking at options to make the best use of the land, owing to the site's location close to the town centre and adjoining residential uses, the most logical option seems to be the provision of a small residential development on the land comprising of 2 plots which will sit alongside the existing dwelling.

3.3 The application is submitted in full with the dwellings utilising the topography of the land and being split level. The proposed dwelling will be constructed of brick and tile and will exhibit traditional design and proportions displayed on properties within the immediate context.

3.4 A single dwelling is proposed in line with number 1 to the right, and another dwelling sited to the rear. The properties will be accessed from Harewood Close with improvements made to the access point.

4 Planning Policy Context

National Planning Policy Framework

4.1 Paragraph 11 of the NPPF advises that plans and decision should apply a presumption in favour of sustainable development, for decision making this means approving development proposals that accord with an up-to-date development plan.

4.2 The Staffordshire Moorlands Plan is up-to-date, however it is important to note that the Council are unable to provide a five year supply of deliverable housing sites.

4.3 Paragraph 60 of the NPPF supports the delivery of a sufficient supply of homes in order to support the Government's objective of significantly boosting the supply of homes.

4.4 Paragraph 62 of the NPPF states that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed including, but not limited to, those who require affordable housing, families with children, older people etc.

4.5 Paragraph 119 of the NPPF relates to making effective use of land and states that

planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

4.6 Paragraph 120 of the NPPF further adds to this and encourages planning decisions to promote and support the development of under-utilised land and buildings where available sites could be used more effectively.

4.7 Chapter 12 of the Framework houses a number of relevant paragraphs relating to the importance of appropriate design. Paragraph 126 encourages the creation of high quality buildings which raise the quality of the built environment and create better places in which to live and work. Paragraph 130 advises that decision makers should aim to ensure that development responds to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture and appropriate landscaping.

Staffordshire Moorlands Core Strategy (2014)

4.8 The Core Strategy was adopted in March 2014 and contains a number of policies relevant to the determination of this application, these are listed as follows.

SS 2 – Settlement Hierarchy

Towns – these are the largest settlements comprising of Leek, Biddulph and Cheadle which accommodate half of the District's population and the majority of the District's services and facilities. The spatial strategy seeks to focus future growth in these settlements and to strengthen their role as service centres. These settlements will be defined by a Development Boundary.

H1 New Housing Development

The policy permits residential development and redevelopment on windfall sites within the development boundaries of the towns and larger village. All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future residents and existing occupiers.

DC1 Design Considerations

All new development should be of high quality and incorporate detailing and materials which positively contribute to the character of the area in line with the Council's Design SPD. Proposals should be designed to respect the site and its surroundings in terms of scale, density, layout, siting, landscaping, character and appearance.

5 Planning Considerations

Principle of Development

5.1 The application is submitted in full and proposes the erection of two detached dwellings.

5.2 The applicant is seeking to make optimal use of the site, which given its location within an entirely residential area of Cheadle, is considered to be a logical location for a small-scale housing development.

5.3 The application site comprises of the domestic garden of 1 Harewood Close which is significantly larger than adjoining plots in the immediate vicinity and is easily large enough to accommodate a contextually appropriate residential development.

5.4 The effective use of land and underutilised buildings in meeting the need for homes is supported by Paragraphs 119 and 120 of the NPPF. The site is an underutilised garden, and the proposal makes efficient use of land in support of the overall

development strategy.

5.5 Local and National Planning policies seek to promote the sustainable growth of new housing in the district over the plan period. The proposed development will contribute to the target of delivering homes by providing two additional dwellings in an area where is currently an under-supply of available land.

5.6 Policy SS 2 of the Local Plan sets out the settlement hierarchy based on the range of services and facilities that are offered by each settlement. Cheadle, alongside Leek and Biddulph is one of the largest towns in Staffordshire Moorlands and provides a range of services, where the development of sites within the settlement boundary will be considered appropriate.

5.7 Therefore, owing to the site's location in the settlement boundary for Cheadle the development of the site is, in general principle terms, acceptable subject to compliance with relevant technical matters that will be considered in the following sections.

Impact upon Character and Appearance

5.8 Chapter 12 of the NPPF states development should function well and add to the overall quality of the area as well as be visually attractive as a result of good architecture, layout and effective landscaping.

5.9 This existing area of Cheadle is of mixed character with different scales and styles of properties adjacent to the site. The existing property on the site is a split level property owing to the topography of the land, the site rises from east to west and the proposed development takes into account these level changes within the design.

5.10 The scheme proposes the erection of two detached properties, one in line with 1 Harewood Close and another property to the rear. The eastern most dwelling is to be set across two stories and owing to the size of the plot and associated separation

distances will sit acceptably alongside existing built form. The western most property will take the form of a split level property appearing as a bungalow from Harewood Close and a two storey property to the rear, this will sit acceptably alongside adjacent built form making best use of land and ensuring that the wider proposals will not harm the streetscene or the character and appearance of the area.

5.11 The development of the site would not appear out of place and would not appear as an anomaly or incongruous in the local area. The design of the properties is such that the properties will appear as traditionally styled dwellings with element of modern design including the use of large areas of gable glazing which ensure the scheme will appear as high quality in the locality.

5.12 The proposal will therefore make best use of the underutilised garden and will not be detrimental to the character or context of the area and would not affect the form or grain of the settlement.

Impact upon Residential Amenity

5.13 Planning policy seeks to ensure development does not create any adverse impacts on the environment or amenity of existing and future nearby residents or occupiers.

5.14 The size of the plot is large enough to allow ensure that two properties can be delivered without overdeveloping the site. The layout shows that distances in excess of 12m from principal windows to boundaries with adjacent properties are provided, with window to window distances of 25m which is acceptable in planning terms.

5.15 The layout also ensures that the proposals are sufficiently distant from neighbouring properties to ensure that they do not result in a loss of light or have an overbearing impact on neighbouring properties.

5.16 The application site can comfortably be subdivided to provide sufficient outdoor amenity space for both the new and retained dwelling, as well as providing a

commensurate level of on plot parking.

Highway Safety

5.17 Means of access to the properties will be provided from Harewood Close and onto the A522, Leek Road. The application is accompanied by a Transport Note from ADC Infrastructure, this concludes that to accommodate the proposed development, Harewood Close would need to be widened in accordance with SCC guidance, and that suitable visibility is achievable from the existing access. It also advises that refuse collection for the new properties will be maintained from the kerb side.

5.18 The ADC appraisal confirms that the '*development would not have a severe impact on the local highway network',* and that the proposals *'should not be prevented on highways grounds'.*

Other Matters

5.19 The site is located in Flood Zone 1 and is therefore not at risk from fluvial flooding. The proposed dwelling would not therefore be at unacceptable risk from flooding and neither would the development exacerbate flood risk elsewhere.

5.20 The application is accompanied by a protected species survey and this confirms that the site is unlikely to host any protected species or their habitats. The proposed development is therefore unlikely to have a significant adverse impact on biodiversity.

5.21 Additional tree planting and a robust landscaping scheme are proposed to support the proposals and aid biodiversity in the area, this can be secured through a planning condition on any subsequent approval.

6 Conclusions

6.1 The application is submitted in full and proposes the erection of 2 detached dwellings in the curtilage of 1 Harewood Close.

6.2 The application site is well-located within the established residential context and is within walking distance of local facilities and services with easy access to leisure, retail and employment opportunities in the locality through the use of the well-connected public transport network.

6.3 The properties incorporate traditional, contextually appropriate design and proportions and will incorporate materials which correspond with the character of surrounding properties.

6.4 Sufficient off-street parking is provided for each dwelling, whilst subject to works to works to the site access as outlined in the supporting information from ADC Infrastructure, the proposals would not detrimentally affect the safe or efficient use of the local highway network.

6.5 The proposals will not compromise neighbour amenity in terms of overbearing, overshadowing, unacceptable levels of overlooking or loss of light.

6.6 The site is entirely located within Flood Zone 1 therefore has a low level of flood risk and would not increase of the risk of flooding elsewhere. There are no issues in relation to protected species.

6.7 The scheme therefore complies with all relevant Polices of the Staffordshire Moorlands Local Plan and the National Planning Policy Framework, it is therefore respectfully requested that planning permission is granted.