PROPOSED DETACHED DWELLING ON LAND OFF SANDY LANE BROWN EDGE

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1.0 Introduction

1.1 This Design and Access Statement has been prepared in response to the Government changes to the planning application process outlined in the Circular ***'Guidance on changes to the development control system'*** which came into effect on the 10 August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by Cabe entitled Design and Access Statements: How to Write, Read and Use Them.

1.3 This statement is in support of a planning application for a new detached dwelling off Sandy Lane, Brown Edge.



Site Photo

2.0 Use

2.1 The existing site is currently vacant, part of the domestic curtilage of a long established dwelling. It is behind two recently developed sites of four dwellings.

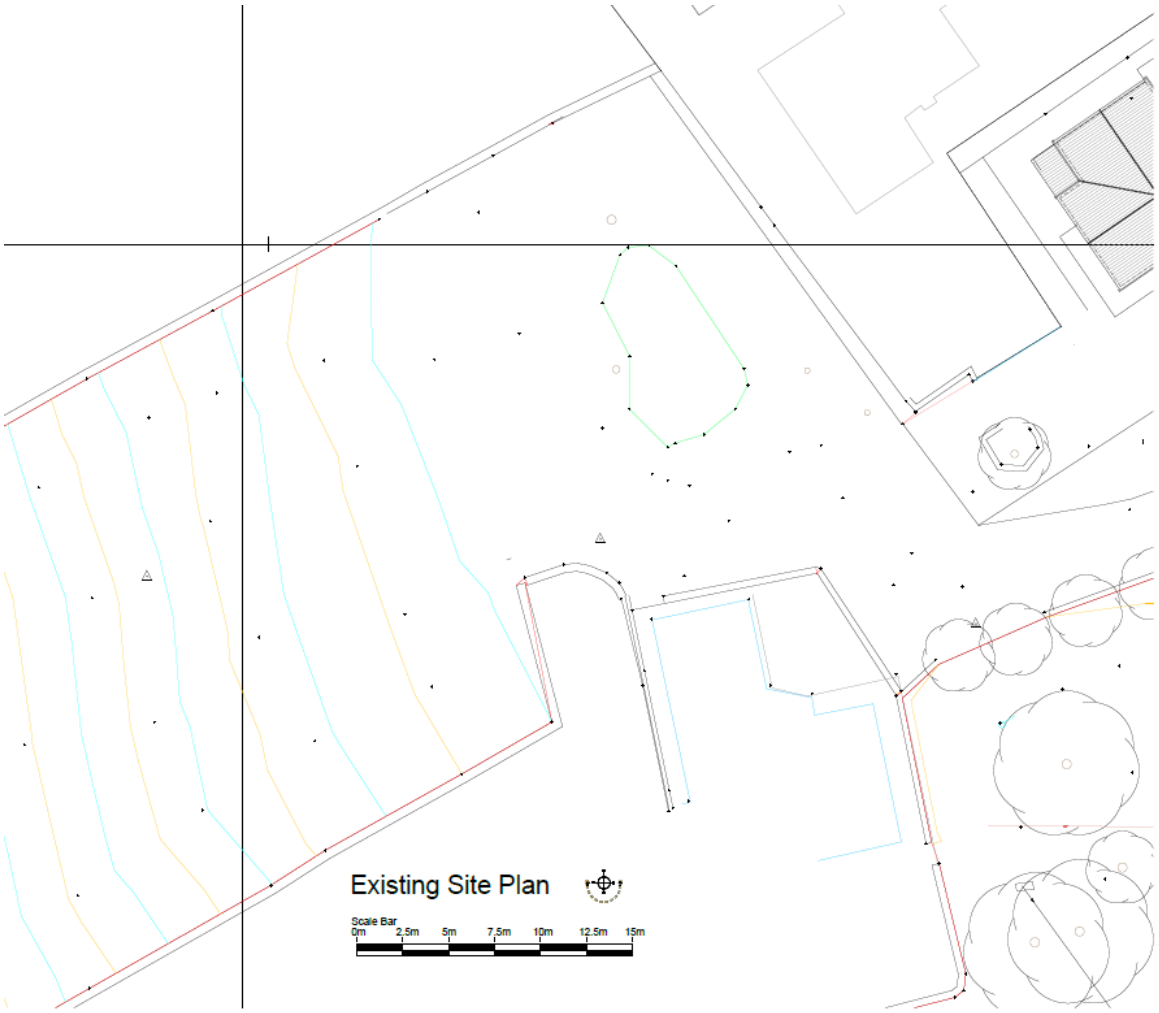
2.2 The site, which is part of large garden, is located within the Brown edge settlement boundary and has an existing vehicular access off Sandy Lane.



Location Plan

3.0 Amount

3.1 The proposal is for one 3 bedroomed detached dwelling.



4.0 Planning Policy

4.1 **NPPF. Section 6: Para 49:** Housing applications should be considered in the context of presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites. This site is in a sustainable location and provides a windfall site for one dwelling.

4.2 **Staffordshire Moorlands local Plan:** The site is set within the settlement boundary of Brown Edge. **Policy H4** states that new housing development will be expected to be located within settlement boundaries where it can be serviced, which this site is.

4.3 **Staffordshire Moorlands Core Strategy 2014: SS1 Development principles:** Presumption in favour of sustainable development. The LPA's policy supports section 6 of the NPPF, and statements therein deal with the above. The LPA states that such applications will be approved, unless material considerations indicate otherwise.

4.4 **SS2: Future Provision of Development:** Provision will be made for 6,000 additional dwellings (net of demolitions) to be completed during period 2006 to 2026. This will be phased at the average development rates to achieve the net additional dwelling completions as set out in the document. Sufficient deliverable land will be identified to provide at least 5 years of development at all times. The LPA is not currently meeting this 5-year supply, to which this application would contribute one unit.

4.5 **Policy H1:** Confirms residential development on unidentified windfall sites will be allowed up to a maximum of 5 dwellings.

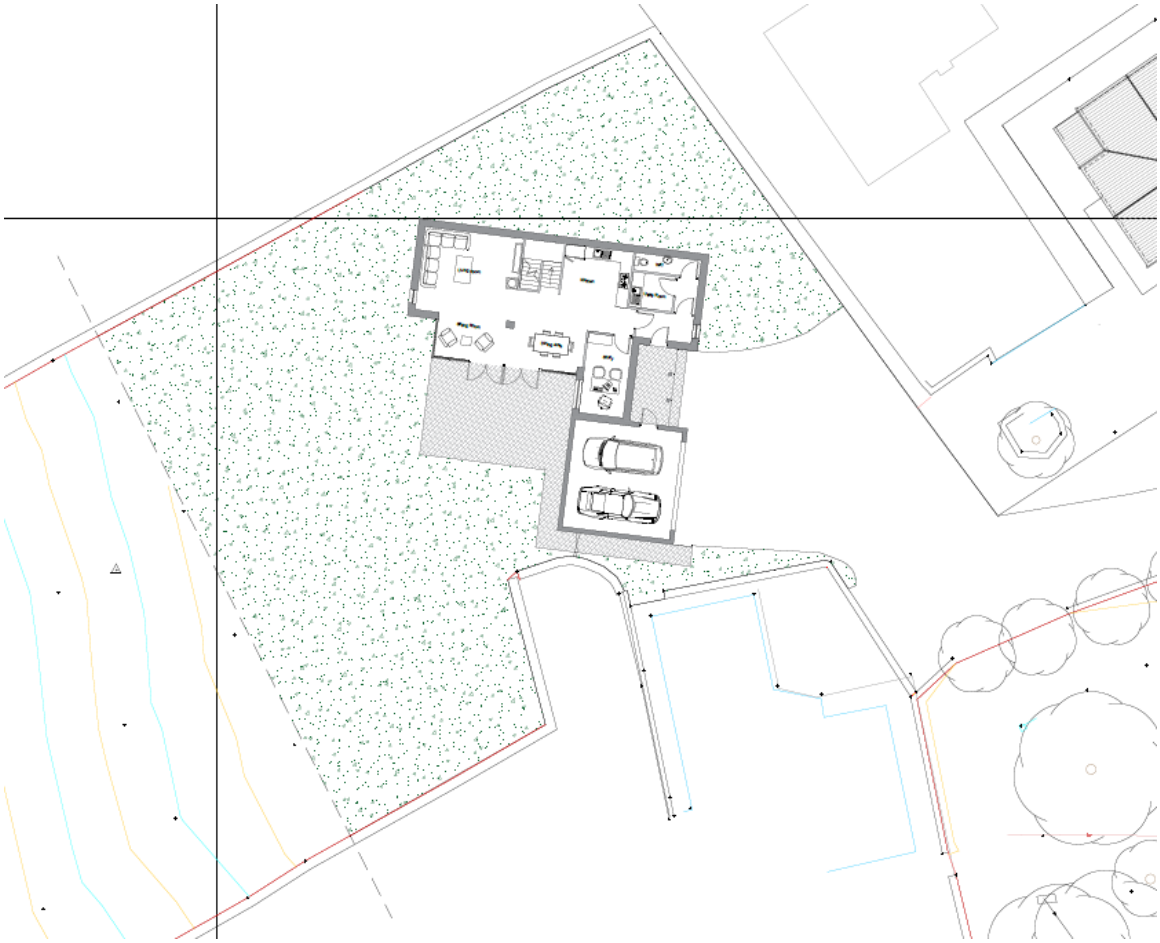
5.0 – Design Layout

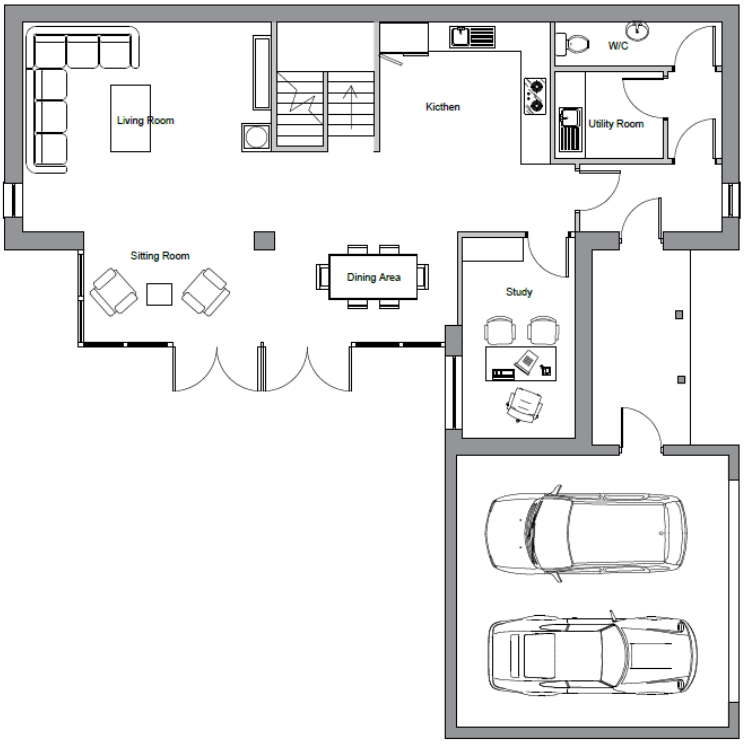
5.01 The dwelling is of traditional design in keeping with the genre of Sandy Lane. It is positioned within the plot to take advantage of the existing vehicular access onto the site.

5.02 Garden amenity space is provided to the rear and side of the dwelling.

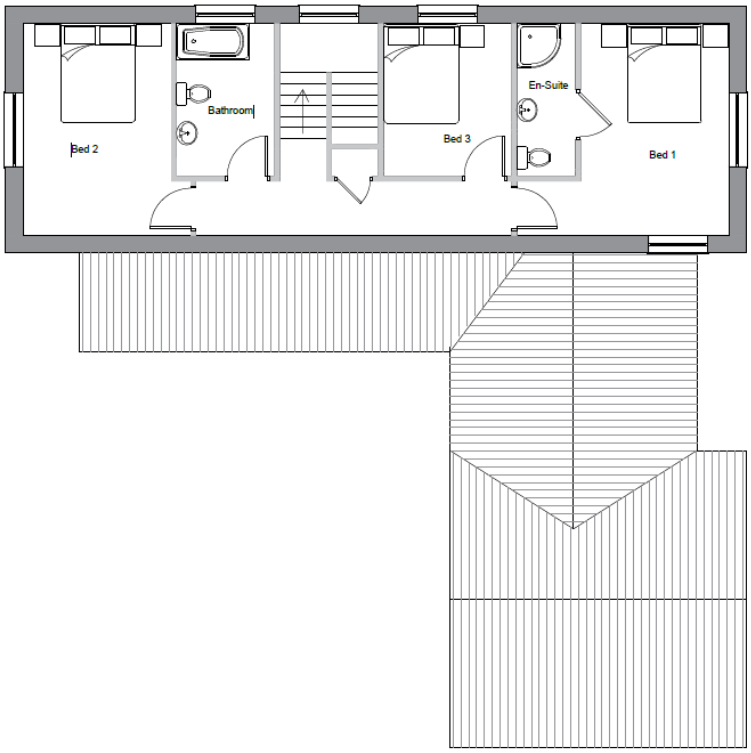
5.03 The internal layout of the proposal is designed to comply with space around buildings standards, to provide privacy for itself and the existing surrounding dwellings.

New Site Plan





Ground Floor Plan.



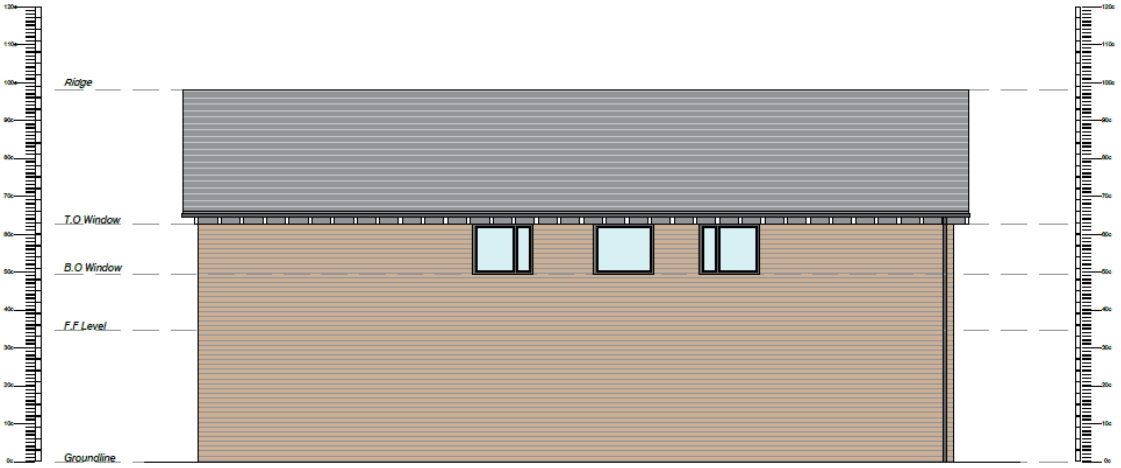
First Floor Plan.

6.0 Scale

6.01 The height and scale of the dwelling reflects and respects that of the existing surrounding dwellings.



Datum: 165.00m.
Elevation A.



Datum: 165.00m.
Elevation B.



Datum: 165.00m.

Elevation C.

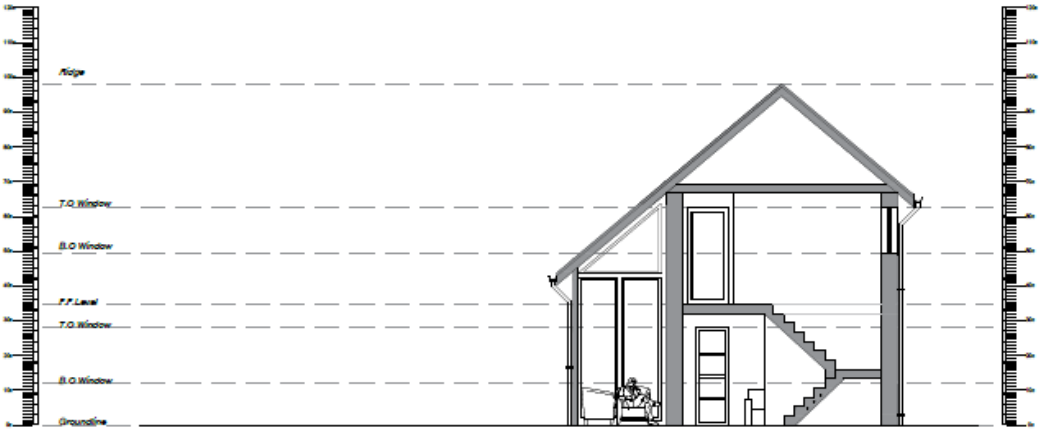


Datum: 165.00m.

Elevation D.



Datum: 165.00m.
Section B



Datum: 165.00m.
Section C.



Site Section A-A

Scale Bar
0m 2.5m 5m 7.5m 10m 12.5m 15m

7.0 Access

7.01 The pedestrian and vehicular access to the site are as per the existing.

7.02 Access to the dwelling and internal rooms will be in compliance with the current edition of the building Regulation Part M and will be covered within the detailed design of the proposals.