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PC/GJP/DSF01

21st August 2023

SITING OF A MOBILE HOME

AS

SINGLE STOREY ANCILLARY ACCOMMODATION

FOR A DISABLED PERSON

AT

MOSSIFER BUNGALOW

FREEHAY

CHEADLE

ST10 4HB

FOR

MR & MRS D J SLANEY

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STATEMENT TO ACCOMPANY THE PLANNING APPLICATION

FOR THE ABOVE PROPOSALS INCLUDING

DESIGN & ACCESS CONSIDERATIONS

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The author and basis of instruction.

This document has been prepared by G J Perry, Planning Consultant, of 62 Carter Street, Uttoxeter ST14 8EU. It is a sole-practitioner firm and I have been involved in advising various clients, principally in the Derbyshire, Leicestershire, Lincolnshire and Staffordshire areas since 1986. I regularly prepare planning and justification statements for all types of buildings and structures to support planning applications.

I have been instructed by the Applicant, Mr & Mrs D Slaney, to produce a report in support of the planning application being submitted for an on-site dwelling for a disabled person. The factual information contained herein has been supplied by the Applicant and Mr Slaney's medical team and is believed to be correct in all respects.

Introduction

The Applicant owns and occupies Mossifer Bungalow which occupies a hillside site with additional land owned on the opposite side of Black Lane, Freehay. Mr Slaney is the second generation to occupy the building. There is dedicated vehicular access to the bungalow on the south-west side of the lane and almost opposite there is access to the land, Holding Number: 37/022/0311, on the north-east side of the lane. The land on the opposite side of the lane includes a small stable block and an area of hardstanding behind a high roadside hedge. The land has been farmed over the years with a small livestock operation, which currently includes approximately 50no head of sheep and chickens. The number has reduced recently due to illness as explained below.

Mr Slaney is a 70-year-old retired gentleman and was diagnosed with a brain tumour in 2019 and, unfortunately, despite undergoing treatment at the Royal Stoke Hospital, the cancer has been diagnosed as terminal. Whilst undergoing the treatment, which included a biopsy, Mr Slaney suffered a stroke which has further debilitated him. Upon discharge from hospital, he returned to Mossifer Bungalow, his home for all of his life and his parents before him and is reliant on 24 hours a day/7 days a week care. He gets around with walking aids, including a wheelchair and a mobility scooter for trips around the local lanes. Mrs Slaney, who is also 70 years old, is his primary carer and district nurses/carers come in as and when required and he is currently having physio sessions three times a week. The Slaney's son, who currently lives at Hollington provides secondary care and maintains the bungalow and its garden and the land and its livestock.

Mossifer Bungalow is built on a hillside and the original bedroom and bathroom facilities are effectively at first floor level. Mr Slaney's ongoing mobility issues means that part of the ground floor has had to be sacrificed so that he has facilities on one level. This situation has proved to be far from ideal and the options for the provision of additional facilities have been considered. An extension to the Bungalow would be prohibitively expensive due to the topography of the land. The

solution would be to introduce a mobile home type structure which would provide Mr Slaney with all his facilities, including a wet room, on one level. This would also aid his mental health as he would remain at his lifetime home and retain the pleasure he gets from his animals, not least by being able to look at them through the windows of the proposal. These include his dog, who with the help of Mrs Slaney and the mobility scooter regularly ride/walk the local lanes.

The proposal

The Sunrise company produce a Delta Oak Tree Lodge model which meets the requirements. Unfortunately, and again primarily due to topographical issues, there is nowhere adjacent to the Bungalow where it could be sited. There is, however, an area of hardstanding immediately across the road where the mobile home could be sited. This area already has a water and electricity supply and, following discussions, there is a suitable location for a Biodisc-type sewage treatment plant immediately adjacent.

The proposal is to place the building here and Mr and Mrs Slaney would occupy it. Mr Slaney junior would move into the Bungalow and the provision of care would be improved.

To assist Members and Officers, supporting letters have been provided by Mr Slaney's GP surgery and his Consultant at The Royal Stoke Hospital. The Applicant requests that, due to the confidential nature of these letters, that they are not placed on the public access file and seek the appropriate assurance from SMDC.

The Applicant appreciates that this proposed accommodation will be ancillary to and not separate from Mossifer Bungalow and it is not the intention to let any other party occupy the accommodation.

Planning policy considerations

The provision of the proposed development is consistent with the aims of the Adopted Local Plan. In particular, it complies with Policy DC 3 in that it does not represent a prominent intrusion into the countryside. Its proposed location is in an area which has already been developed and has the principal necessary services in place.

DESIGN AND ACCESS CONSIDERATIONS

Assessment of the suitability of the application site

The location of the proposal is behind a high hedge, on an area of hardstanding and is close to a stable block, whose use will not be affected. It is also adjacent to the main access point and only a short walk from Mossifer Bungalow. Professional advice has been taken as to the suitability of the

proposal and it meets all the basic criteria for a disabled person. The occupant will be able to enjoy views over the adjoining land.

Evaluation of the existing buildings on the application site

As already indicated above, Mossifer Bungalow cannot be considered for extension and it makes sense to utilize the existing developed area of hardstanding.

Design considerations for the existing buildings

The proposal is a typical example of this type of structure which is seen not only in the SMDC area but also all over the UK.

Services

Water and electricity are already available to site and it is proposed to install a Klargester BA plant, the positioning of which has been recommended by the manufacturers. Enquiries have been made of the service providers and the existing services are adequate to accommodate the proposal.

Landscaping and the Environment Agency

The Application site already benefits from mature landscaping, which will not be disturbed.

The property is not within a designated flood risk area and the Applicants are not aware of any other requirements of the Environment Agency or other Statutory bodies.

Access, highways, parking and circulation requirements

The proposal will use the existing access from Black Lane and parking already exists. All vehicles are, and will continue to be, able to enter and leave site in a forward direction. The proposal therefore meets the requirements of Staffordshire County Highways.

Other matters

The Applicants are not aware of any Statutory body or other matters that are required to accompany this application.

Conclusion

The proposal will, if permitted, mean that there will be appropriate accommodation for a family member with on-site caring facilities. It accords with National and Local Plan policies for development in rural areas, particularly as it will be used for acceptable purposes and will not involve incursion into open countryside.

Informative

The foregoing is designed to provide Members and Officers with the background to the planning application. In the event that any further information or explanation is required, the Applicant will be only too happy to provide it through the Agent.

G J Perry

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