

PLANNING, DESIGN & ACCESS STATEMENT

**PROPOSAL : REDEVELOPMENT OF THE SITE TO PROVIDE 7
DWELLINGS IN THE FORM OF A DETACHED TWO
STOREY DWELLING, 4 DETACHED CHALET BUNGALOWS
AND 2 SINGLE STOREY DETACHED BUNGALOWS**

**ADDRESS : LILAC GROVE FARM, FOLLY LANE, CHEDDLETON,
STAFFORDSHIRE, ST13 7DA**

APPLICANT : UPPERDALES DEVELOPERS LTD

DATE : OCTOBER 2022 JOB No. : 2021-2632

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1.0 INTRODUCTION

1.1 This statement is submitted in support of a full planning application which seeks consent for redevelopment of the site to provide 7 detached dwellings in the form of a two storey dwellinghouse, 4 chalet style dormer bungalows and 2 single storey bungalows.

1.2 The application has been submitted by Sammons Architectural Ltd on behalf of Upperdales Developers Ltd and is accompanied by drawing numbers 2021-2632-40B, 2021-2632-41, 2021-2632-42, 2021-2632-43, 2021-2632-44, 2021-2632-45, 2021-2632-46, 2021-2632-47, 2021-2632-48, 2021-2632-49, 2021-2632-50, 2021-2632-51, 2021-2632-52, 2021-2632-53, 2021-2632-54 a Preliminary Ecological Appraisal (February 2022), Bat Survey (September 2021) Biodiversity Small Sites Calculation all undertaken by Absolute Ecology and an Energy and Sustainability Statement which should be read in conjunction with this statement.

1.3 This statement analyses the site, the proposals and the policy context within which the proposals are made. Thereafter, it provides justification for approval of the proposed development on the basis that it would provide clear social, economic and environmental benefits in relation to the provision of new housing within an accessible and sustainable location without adversely impacting upon the character and appearance of the area, harming residential amenity adversely impacting upon highway safety or being detrimental to any established ecological interests. The proposed development therefore accords with the provision of local and national planning policy and should be approved without delay.

2.0 SITE DESCRIPTION

2.1 The application site comprises of an irregular shaped parcel of land which extends to some 0.4 ha. It lies on the eastern side of Folly Lane, Cheddleton and until recently contained a detached bungalow, known as Lilac Grove Farm, its curtilage and associated domestic outbuildings, farm yard and agricultural buildings. Unfortunately the site suffered fire damage and all the buildings have now been demolished and the site cleared due to safety concerns.

2.2 The site is located in a predominately residential area within the defined settlement boundary of Cheddleton village where there is a general presumption in favour of development. Residential development lies to the north south and west whilst open fields bound the site to the east.

3.0 PROPOSAL

3.1 This is a full application which seeks consent to redevelop the site to provide 7 detached dwellings. The proposed dwellings would comprise of a single two storey dwellinghouse, 4 chalet style dormer bungalows and 2 single storey bungalows.

3.2 The detached two storey dwelling would comprise of an open plan kitchen/diner arrangement with separate lounge, hall, utility and w.c with 4 bedrooms above, one of which would be en-suite and a family bathroom.

3.3 The detached dormer bungalows would comprise of an open plan kitchen / living arrangement with entrance hall, utility room, w.c and master bedroom on the ground floor and two further bedrooms and family bathroom in the roof space above.

3.4 The detached bungalows would provide a kitchen / living room, utility room, entrance hall en-suite master bedroom with second bedroom and bathroom all at ground level.

3.4 The existing two accesses off Folly Lane would be closed and the proposed dwellings would be laid out around a short cul de sac type arrangement with an off centred access provided off Folly Lane. The proposed two storey detached dwelling (plot 1) would be located on the northern side of the access road with two of the proposed chalet style dormer bungalows (plots 2 and 7) provided as frontage development to the south. The remaining two chalet style dormers would be located at right angles to these further within the site with the two detached bungalows located further behind these, on the highest part of the site. Plots 2, 3, 4, 5 and 6 would all be served by the short cul-de-sac arrangement although plots 1 and 7 would have their own drives directly off Folly Lane. A further access point in the south western corner of the application site would be provided and a crushed limestone access track formed so that access to the wider agricultural land can be retained.

3.5 The two storey detached dwelling (plot 1) would have a footprint of 77 sq metres, a floor area of 131 sq metres, an eaves height of 4.81m and an overall ridge height of 7.66m. The chalet style bungalows (plots 2, 3, 6 and 7) would occupy a footprint of 84 sq metres with a floor area of 120 sq metres, an eaves height of 2.3m and an overall ridge height of 6.3m. Plots 4 And 5 would comprise of single storey detached bungalows which would sit either side of the head of the cul de sac on the highest, most eastern part of the site. The proposed dwellings which would have a T shaped arrangement would have a footprint of 99 sq metres, a floor area of 86.3 sq metres with an eaves height of 2.3m and an overall ridge height of 5.0m.

3.6 Plots 1, 3, 6 and 7 would all be provided with detached garages whilst a double garage which would be located at the head of the cul de sac would be shared between plots 4 and 5. All plots would have adequate off road parking provided with garden areas to the front and rear.

3.7 The proposed dwellings would be constructed from local building materials with facing brickwork under a plain clay tile roof and have a traditional appearance in keeping with the local vernacular.

4.0 POLICY

4.1 Section 38(6) of the Planning and Compulsory 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.

4.2 The National Planning Policy Framework (NPPF) was revised in September 2023. It is the Government's clear intention that the document should be considered as a material consideration and as such carries particular weight where development is not addressed by planning policies in the existing Development Plan.

4.3 The NPPF confirms that at the heart of the guidance is a presumption in favour of sustainable development (para 11) and that for decision making this means approving development proposals that accord with the Development Plan without delay unless material considerations indicate otherwise. It goes on to seek to significantly boost the supply of new housing throughout the country and sets out requirements for Local Authorities to maintain a five

year deliverable supply of housing at all times. It also sets out guidance inter alia in respect of making effective use of previously developed land, securing high quality design and assessing impacts on highway safety. The content of this document has been taken into account in the preparation of this application and the most relevant sections of the NPPF are considered to be:-

- 1 Introduction paragraphs 1-6
- 2 Achieving sustainable development paragraphs 7-14
- 4 Decision making
- 5 Delivering a sufficient supply of homes
- 9 Promoting sustainable transport
- 11 Making effective use of land
- 12 Achieving well designed places

4.4 The Development Plan for the Staffordshire Moorlands comprises of Local Plan which was adopted in September 2020. The main policies of relevance to the determination of this application are as follows:-

SS1 (Development Principles); SS8 (Larger Villages Strategy); H1 (New Housing Development); DC1 (Design Considerations); DC3 (Landscape and Settlement Setting) and T1 (Development and Sustainable Transport). For the sake of brevity these policies are not quoted in full but they are referred to where appropriate in the following section.

4.5 In terms of Supplementary Planning Guidance Council's adopted Design Guide and Space About Dwellings publications are also important in the consideration of this application.

5.0 ASSESSMENT

5.1 In its general approach the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will in accordance with policy SS1 take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications that accord with the policies in Local Plan shall be approved without delay, unless material considerations indicate otherwise.

5.2 The site was previously occupied by a bungalow and associated outbuildings which had been subject to fire damage. A planning application which sought to demolish the bungalow and outbuildings and redevelop the site to provide 8 dwellings (4 semis, 2 chalet style dormer bungalows and 2 single storey bungalows) was approved in July 2022 under application reference SMD/2021/0674). A subsequent application which sought to provide an identical development albeit with an adjoining parcel of land given over to provide biodiversity net gain, as opposed to reducing one of the garden areas (plot 4) was approved later that year (October 2022) under application reference SMD/2022/0487.

5.3 Whilst the bungalow and outbuilding have since been removed from the application site both of the above permissions remain extant and could be implemented. This is a significant and material consideration in the determination of this application. The principle of residential development on the site has previously been accepted by the council on two separate occasions. Whilst the NPPF has recently been amended the general thrust of national planning policy remains unchanged. Furthermore, both of the previous applications were considered and determined under the same local plan policies which remain currently in force. There has therefore been no significant change in policy which would result in a different decision now being made.

5.4 The application site lies within the development boundary of Cheddleton which is identified as a larger village within the adopted Local Plan. Support in principle for housing in such locations is provided in policy SS8 which confirms that such villages will retain their role as rural service centres providing for the bulk of the local housing needs of the rural areas. Although the Local Plan includes land allocations which would meet the new housing targets for the District over the plan period, small unidentified "windfall" sites within the development boundaries, often comprising of gaps between houses or even garden land on large plots, can still make a valuable contribution to the housing stock. The Development Plan continues to allow new houses within the identified development boundaries of towns and villages providing that all other relevant policies in the Local Plan and the National Planning Policy Framework are complied with.

5.5 The application site comprises of a sustainable location for new housing that is within easy walking and cycling distance of the numerous local services, facilities and employment opportunities on offer within the village. Furthermore the site is within close proximity to the A520 where public transport services offer regular links with the neighbouring towns of Leek and Hanley.

5.6 Therefore, whilst there has been a change to the site circumstances, with the demolition and removal of the previous bungalow and outbuildings, it is considered, given its location within an identified settlement boundary, the principle of development is therefore considered to constitute an acceptable form of development the principle of which is in accordance with current local and national planning policies.

The impact upon the character and appearance of the area

5.7 Policy H1 "New Housing Development" of the Local plan states that 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.

5.8 The specific design policy of the LP Policy DC1 also states that all development should 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.

5.9 The above guidance is reflected in the NPPF which confirms that the Government attaches great importance to the design of the built environment. It furthermore states that good design is a key aspect of sustainable development; is indivisible from good planning; and should contribute positively to making places better for people. Developments should function well and establish a strong sense of place creating attractive and comfortable places to live, work and visit. Proposals should also optimise the potential of the site to accommodate development and respond to local character and history including local materials and the use of good architecture and appropriate landscaping. Developments should also create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion.

5.10 The main issue for consideration of this application is whether the proposed changes to the previously approved scheme are acceptable in terms of their impact upon the character and appearance of the application site and wider surrounding area. The previously approved schemes both proposed 8 dwellings which would be laid out with 2 pairs of semi-detached cottages along the road frontage with four bungalows behind. The current scheme reduces the number of dwellings proposed to seven and substitutes the four roadside semis to a detached dwelling and two detached chalet style dormer bungalows. The location of the previously approved access road would be shunted north to accommodate the revised layout and the turning head would also be handed. The remaining development to the east of the site, behind the road frontage development would be retained as approved.

5.11 This area of Folly Lane is generally characterised by detached and semi detached dwellings with differing designs set in spacious plots but of varying sizes with two storey dwellings nestled between more modest single storey developments. The style, design and materials of the existing dwellings are equally as varied with brick, stone, render, plain clay and interlocking tiles all being evident within the locality. Properties vary substantially in age and scale along this part of Folly Lane. The outcome of which is that there is no strong or prevailing character within the street scene.

5.12 The proposed development contains a mix of dwelling styles and scales and will be consistent with the general area and ratio of openness to build development respects and reflects the character and appearance of the surrounding area. The design of the proposed dwellings has been influenced strongly by the surrounding development and guidance set out within the adopted Design Guide SPD. The proposed two storey dwelling is traditional in terms of its form and overall design and will be in keeping with the local vernacular with dominant ridge lines, strong gables, high solid to void ratios, simple header and cills details with 3 course brick eaves and dentil course detail. The chalet style dormer bungalows which would sit on the southern side of the access drive are the same as those approved by the council as part of the previous applications. The revised frontage house types would result in a more natural and logical transition from the adjacent pair of semis to the north of the site to the detached bungalows to the south and would be far less imposing than the two pairs of semis approved as part of the extant schemes. All roadside dwellings would have their ridges running in a north to south direction with the principal elevations facing the road thereby resulting in an active frontage onto Folly Lane. This echoes the layout and position of the adjacent dwellings and would be in keeping with the established grain of development along this part of the Lane.

5.13 Each dwelling would exceed the nationally described space standards and would be provided with on site parking provision to the side of the dwelling with private amenity space provided to the front and rear. The proposed layout of the development is considered to be relatively informal and responds positively to the rural character of the countryside and the generous spacing between the plots would retain the verdant and open feel.

5.14 Notwithstanding the differences in terms of size, scale, form and design of the proposed dwellings all would be constructed from Birtley Olde English facing brickwork and Staffordshire Blue plain clay tiles which would provide a sense of cohesion to the development and ensure that they are quickly assimilated into their surroundings. In conclusion it is considered that the proposed development would not adversely impact upon the character and appearance of the application site or their valued characteristics of the wider surrounding area. In this respect the proposal accords with CS policies H1 and DC1 and the guidance contained in the NPPF more generally.

The impact on residential amenity

5.15 Local Plan policy H1 states that 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.

5.16 Policy DC1 states that all development should protect the amenity of the area, including the 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.

5.17 With regard to residential amenity the proposed dwellings have been carefully sited to ensure that they have an indirect relationship with the existing residential properties to the north, south and west in order to avoid any harmful overlooking into neighbouring houses and their rear gardens as well as not leading to any light pollution, overshadowing or appear over dominant or

bearing within their surroundings. In addition adequate separation distances would be achieved between the proposed dwellings and all surrounding nearby dwellings in accordance with the Council's Space About Dwellings SPG and adequate parking and amenity space will be provided for the occupiers of the new dwellings. It is not considered that the changes to house types would raise any additional amenity concerns over and above those considered under the previous applications. In conclusion therefore it is considered that the proposal would not be prejudicial to the reasonable enjoyment of the existing or proposed occupiers and the proposal complies with Local Plan policy HC1 and DC1 in this regard.

Highways

5.18 Paragraph 110 of the NPPF states that development should provide a safe and suitable access for all users with paragraph 111 stating that development should only be prevented or refused on transport grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts of development are severe. This guidance is reflected in policy DC1 which requires, amongst other matters, for development to provide for a safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use.

5.19 The application proposes to close the existing two accesses into the site and create a new private access off Folly Lane which would serve the development. Whilst this would be positioned slightly north of its approved location it is not considered that it would be detrimental to highway safety. Plots 1 and 7 (formerly plots 1 and 8) would still be provided with their own access arrangements direct off Folly Lane. Each new dwelling will be provided with adequate off road parking provision within their individual plots. In conclusion therefore it is not considered that the proposed use would adversely affect highway safety and would therefore be compliant with LP Policy DC1 and guidance contained in the NPPF.

Biodiversity

5.20 A Preliminary Ecological Assessment undertaken by Absolute Ecology (February 2022) was submitted as part of the previous applications. Whilst this identified that the site has limited ecological interest it contained a number of recommendation and mitigation measures including avoidance measures for newts during the construction work and also the installation of bat and bird boxes around the site. Given that these would still be relevant to the current application the survey has been resubmitted as a technical document. The proposed recommendation and mitigation measures can all be secured via a suitably worded planning condition.

5.21 In addition to the above the previous application was accompanied by a Bat Survey undertaken by Absolute Ecology (September 2021). A copy of this has been submitted as background information for this application. No bats were recorded as roosting in any of the buildings, all of which have now been demolished. Bat activity was however recorded on the site and the submitted report preposes a number of recommendations to minimise disturbance to bats which feed and commute onsite along with possible ways of enhancing the site. These can all be secured via a suitably worded planning condition.

5.22 The most recent approval proposed a number of biodiversity enhancements which would be undertaken on part of an agricultural field which adjoins the eastern boundary of the site. The current application does not propose to make any changes to this element of the scheme and given that the overall number of dwellings has decreased the biodiversity enhancement will actually have increased over that previously offered. Staffordshire Wildlife Trust previously considered the biodiversity net gain offered and confirmed that it was acceptable with the safeguard of more detailed landscaping scheme and a drainage plan to ensure the resultant ecological value of the site would not be prejudiced. On the basis that the proposed development would not harm protected species and would result in an enhanced ecological value it is

considered that Local Plan policy NE1 and guidance contained within the recently updated NPPF are complied with.

6.0 CONCLUSION

6.1 This application should be considered in the context of the presumption in favour of sustainable development as confirmed by the National Planning Policy Framework. The proposed development is acceptable in principle as the site is located within the development boundary for Cheddleton and in a sustainable location with good access to the services, facilities and employment opportunities provided within the village via a range of transport modes.

6.2 Local Plan policy HC1 supports the provision of housing on unidentified windfall sites, such as parts of large residential gardens or large gaps between buildings, on unallocated areas of land within the development boundaries of towns and villages.

6.3 The proposal would also make a modest contribution to housing land supply in accordance with policy SS1 and SS8 of the Local Plan and the NPPF. The proposal is acceptable in relation to the character and appearance of the area, highway safety and residential amenity.

6.4 In addition the economic and social benefits which the development would bring in terms of its contribution to housing land supply, new homes bonus, jobs in construction and the construction industry supply chain and spending in local shops would also attract weight in favour of the proposal.

6.5 The proposed development therefore accords with the provisions of policies SS1, SS8, DC1, DC3, H1 and NE1 of the Staffordshire Moorlands Core Strategy and guidance contained within the NPPF. For these reasons it is therefore considered that the proposal is capable of being supported by the Council.

7.0 DESIGN & ACCESS STATEMENT

USE

7.1 The application proposes the use of the application site for residential purposes. The application site is located in a predominately residential area and reflects the nature and character of existing development which surrounds the site.

AMOUNT

7.2 The application proposes the erection of seven dwellings. This amount of development is considered to comply with the Council's Space About Dwellings Standards and is in keeping with the density of existing development in this rural area.

LAYOUT

7.3 The layout of the development will be as shown on the submitted site layout plan. The proposed dwellings would be positioned around the proposed new access road.

SCALE

7.4 The application proposes the erection of seven detached dwellings. These would comprise of a two storey dwelling, 4 x chalet style dormer bungalows, and 2 x detached bungalows which reflects the scale of nearby detached and semi detached two storey and single storey dwellings.

7.5 The detached dormer bungalows would have a footprint of 84 sq metres and a floor area of 120 sq metres with an eaves height of 2.3m and an overall ridge height of 6.3m.

7.6 The single detached dwelling would have a footprint of 77 sq metres and a floor area of 131sq metres with an eaves height of 4.81m and an overall ridge height of 7.66m. The detached bungalows would have a footprint of 99 sq metres and a floor area of 86 sq metres with an eaves height of 2.3m and an overall ridge height of 5.0m.

LANDSCAPING

7.7 Hard and soft landscaping works are shown on the submitted drawings.

APPEARANCE

7.8 The proposed development will deliver a traditional design using traditional materials.

ACCESS

7.9 The application proposes to close off the existing two vehicular access into the site and provide a single access point set centrally within the road frontage off Folly Lane. The site is within easy walking and cycling distance of the centre of the village which has a wide range of services and facilities. Public transport links are easily accessible to Leek and other parts of the Staffordshire Moorlands as well as the neighbouring city of Stoke on Trent.