

PLANNING STATEMENT

Erection of 2no. Detached Dwellings
54 Froghall Road, Ipstones, Staffordshire
Applicant: Mr. S. Walker

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1.0 INTRODUCTION

- 1.1. Hewitt & Carr Services Ltd. has been instructed by Mr. S. Walker to prepare a Planning Statement to accompany a planning application for the erection of 2no. detached dwellings at 54 Froghall Road, Ipstones.
- 1.2. The site currently comprises of a detached two storey dwellinghouse set within a large plot. The site benefits from an extant planning consent for the erection of a two storey side extension, a single storey rear extension, and the erection of a detached garage (LPA Reference: SMD/2022/0135).
- 1.3. The application proposes the demolition of the existing dwellinghouse and its replacement with 2no. detached dwellings. The proposed dwellings will each have a gross internal floor area of 145 square metres and stand to a ridge height of 8.9m metres.
- 1.4. The accommodation of the dwellings will comprise of a lounge, dining room, snug, kitchen, utility, w.c. and hallway at ground floor with stairs leading up to four bedrooms (one ensuite) and family bathroom at first floor. Both dwellings will also benefit from large areas of private amenity space to the rear.
- 1.5. Each dwelling will have its own vehicular access point off the Froghall Road, with Plot 1 being provided with a new access in the southeast corner of the site, and Plot 2 utilising the existing access point in the far northeast corner of the site. Each dwelling will be provided with three off-street parking spaces.

2.0 SITE DESCRIPTION

- 2.1. The application site is located within the defined settlement boundary of Ipstones and currently comprises a detached, two storey dwellinghouse that sits within a large plot. There is an extant consent for a two storey side extension projecting off the northern elevation of the dwelling, along with a single storey rear extension projecting to its rear (west) and the erection of a large, detached garage to its south.
- 2.2. The site lies within an established linear pattern of residential development that extends north – south along the Froghall Road. To the north lies a detached bungalow, whilst to the south lies a detached two storey dwellinghouse. Further residential development, arranged in a linear pattern, can also be observed on the opposite side of the Froghall Road to the east. To the west of the site lies an open field which is located within the Green Belt.
- 2.3. The surrounding area exhibits a widely varying character in terms of the architectural style and age of development that it exhibits, as well as a mixed palette of materials. There is no strong prevailing vernacular. The site is not within a Conservation Area nor are there any statutorily listed buildings located in close proximity of the site.

3.0 PLANNING POLICY

- 3.1. Paragraph 11 of the NPPF confirms that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for this area comprises the Staffordshire Moorlands Local Plan. The following policies of the Local Plan are of relevance to the determination of the application:
- 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, in partnership with other agencies and services:
- a mix of types and tenures of quality, affordable homes, including starter homes, to meet the needs and aspirations of the existing and future communities
 - quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers
 - easy access to jobs, shops and transport services by all sections of the community
 - increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce
 - 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
 - development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations
 - support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon
- 3.3. Policy SS3 of the Local Plan relates to the 'Future Provision and Distribution of Development' and states that provision will be made for at least 6080 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands during the period 2014 to 2033 - an annual average of 320 homes per year. Sufficient deliverable land will be identified to provide at least 5 years of development at all times. Of that total housing requirement, 25% is to be accommodated within the Rural Areas.

- 3.4. Policy SS8 of the Local Plan relates to the 'Larger Villages Area Strategy' and states that these settlements shall provide retain and enhance their role as rural service centres, providing for the bulk of the housing requirement of the rural areas and also for employment needs of a scale and type appropriate to each settlement having regard to infrastructure capacity and character. The Council and its partners will achieve this through a number of actions, including:
- Increasing the range of available and affordable house types, including for first time buyers and families
 - Giving consideration to limited infilling on the edge of settlement boundaries, subject to the criteria set out in Policy H1
- 3.5. Policy H1 of the Local Plan relates to 'Housing Provision' and states that housing development will be supported within the development boundaries of the towns and larger villages, subject to compliance with the spatial strategy and wider Local Plan policies. Policy H1 also requires 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. 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. The policy also requires 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.
- 3.6. Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development should 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 SPD. It goes on to state that new development should (amongst others):
- 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, sunlight, outlook, privacy and 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.
- 3.7. Policy NE1 of the Local Plan relates to “Biodiversity and Geological Resources” and states that the biodiversity and geological resources of the District and neighbouring areas will be conserved and enhanced by positive management and strict control of development (and having regard to relevant ecological evidence) by (amongst other measures):
- Conserving, and enhancing regional and locally designated sites. The Council will not permit any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:
 - a) there is no appropriate alternative site available; and
 - b) all statutory and regulatory requirements relating to any such proposal have been satisfied; and
 - c) appropriate conservation and mitigation measures are provided; or if it is demonstrated that this is not possible
 - d) the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented.
 - Expecting all development where possible seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with suitable compensation measures towards loss of habitat used only as a last resort where there is no alternative. Where any mitigation and compensation measures are required, they should be appropriately scheduled and managed according to the nature, size and scale of the development so as to minimise impacts that may disturb protected or important habitats and species.
- 3.8. 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.

4.0 MATERIAL CONSIDERATIONS

National Planning Policy Framework

- 4.1. The National Planning Policy Framework seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of significantly boosting the supply of housing, securing high quality design, safeguarding highway safety and ensuring a net gain to biodiversity. The content of the NPPF has been taken into consideration in the preparation of this application.

SMDC Design Guide SPD & Design Principles for Development SPG

- 4.2. The adopted Design Guide SPD and its associated Design Principles for Development SPG provide advice aimed at securing the delivery of high-quality built development within the District. The content of the SPD has been taken into consideration in the preparation of this application.

5.0 PLANNING ASSESSMENT

Principle of Development

- 5.1. The application site is located within the settlement boundary of Ipstones, which is designated as a larger village within the adopted Local Plan. Policy H1 of the Local Plan confirms that new housing development will be acceptable within the defined settlement boundary of the towns and larger villages, subject to compliance with the spatial strategy and wider Local Plan policies.
- 5.2. Policy SS3 of the Local Plan confirms that 25% of the Local Authority's housing requirement (equivalent to 1,520 dwellings) will be accommodated within the rural areas, with policy SS8 confirming that the bulk of that housing requirement will be accommodated within the larger villages. The proposed development fully accords with the adopted Spatial Strategy and is consequently acceptable in principle.

Scale

- 5.3. The existing dwelling on the site comprises of a two storey property, and the proposed replacement dwellings will also be two storey in nature. The wider surrounding area is dominated by two storey dwellings, so the proposed scale of the development will be in keeping with the character and appearance of the area.
- 5.4. It is recognised that the two dwellings to the north comprise of single storey bungalows, but it is not uncommon for those properties to sit alongside two storey development. Both bungalows already do. The proposed scale of the development is consequently acceptable and meets the requirements of policies SS1 and DC1 of the Local Plan.

Layout

- 5.5. The surrounding area is characterised by a linear pattern of development that extends north / south along the western side of the Froghall Road. The existing dwelling is set back behind the building line established by the neighbouring properties to the north and south, and the submitted proposal seeks to provide a transition between the two, with Plot 1 set forward to match the building line, with Plot 2 set back to reflect the siting of the existing dwelling. This staggered arrangement will not be at odds with the established pattern of development along the road.
- 5.6. The resultant plot sizes will be broadly commensurate with those exhibited in the surrounding area. The existing plot is notably larger than most of the others within the locality and its subdivision to provide 2no. dwellings will not result in plot sizes that are alien to the character of the area.
- 5.7. To the rear of each dwelling will be a large area of private amenity space that exceeds the minimum requirements required by the Local Authority's Space About Dwellings standards. To the front of the dwellings, off-street parking will be

provided in a manner which reflects the layout of surrounding built development.

- 5.8. The site layout plan also seeks to accommodate an area of frontage landscaping in between the two vehicular access points, and in the southeastern corner of the site. There is also ample scope to provide additional landscaping / tree planting elsewhere within the site which can be secured by planning condition. The proposed layout of the development is consequently acceptable and meets the requirements of policies SS1 and DC1 of the Local Plan.

Appearance

- 5.9. The surrounding area exhibits a wide variety of architectural styles and ages of development, and there is also a mixed palette of materials observable. There is no strong prevailing vernacular. A predominance of gabled roofs is nevertheless observable, with a number of properties also having projecting bay windows.
- 5.10. The proposed dwellings draw on the advice set out within the adopted Design Guide SPD, and will encompass symmetrical front elevations with a balance of proportions between the overall shape of the walls and the openings they contain, a high solid-to-void ratio, and a simple arrangement of openings. They will also both have strongly defined ridge lines, emphasised by gables.
- 5.11. The proposed palette of materials will also be in keeping with the character and appearance of the surrounding area. The proposed appearance of the dwellings is consequently acceptable and meets the requirements of policies SS1 and DC1 of the Local Plan and the adopted Design Guide SPD.

Residential Amenity

- 5.12. The proposed dwellings will not contravene the space about dwellings standards in terms of principal window interface distances to the properties located opposite to the east. Indeed, the inter-relationship between the proposed dwellings and the neighbouring properties opposite will not be dissimilar to that which already occurs.
- 5.13. The neighbouring bungalow to the north is noted to have a side facing kitchen window that looks out towards Plot 1. The dwelling on that plot is to be set back behind the established building line so as to provide some relief to that window. The dwelling will sit modestly closer to the neighbouring bungalow than the extant permission on the site, but historically, as acknowledged by the Local Authority in its assessment of the previous application on the site, that window used to face a cluster of trees which would have led to some restriction in light to that window. We submit that these conclusions remain applicable and that no material harm to residential amenity over and above that which has already been approved will arise.
- 5.14. The proposed dwellings will each benefit from an area of private amenity space that exceeds minimum required standard of 65 square metres, and will each

have a gross internal floor area that exceeds the minimum requirement for a four bedroomed property as set out within the DCLG Technical Housing Standards. Future occupiers of the dwellings will consequently be provided with an acceptable level of residential amenity. The proposed development is consequently held to meet the requirements of policies DC1 and H1 of the Local Plan.

Means of Access

- 5.15. The site layout plan shows the provision of two individual access points. The existing access in the northeast corner of the site is to be re-purposed to serve Plot 2. A new access point is to be provided in the southeast corner to serve Plot 1. Both access points will afford good visibility on egress onto the Froghall Road.
- 5.16. Both plots will also be provided with a large area of frontage hardstanding, upon which off-street parking for three vehicles will be accommodated, in accordance with the requirements of the adopted Car Parking Standards. As a consequence, no severe residual impacts to highway safety will arise. The proposed means of access is consequently acceptable and meets the requirements of policy T1 of the Local Plan.

Biodiversity

- 5.17. The application is accompanied by a Bat and Bird Survey which has assessed the existing building for evidence of, and / or suitability, for bats and birds. The survey confirms that there was no evidence of bats using the existing building as a place of shelter, nor of birds using it for nesting. Some exceptionally poor roosting opportunities were identified but not considered to warrant further bat survey effort.
- 5.18. Ecological enhancement is recommended in the form of two brick built bat boxes to be provided in the new dwellings and a sparrow terrace. Such mitigation can be secured via planning condition and in doing so the development will secure a net gain to biodiversity in accordance with the requirements of policy NE1 of the Local Plan.

6.0 CONCLUSION

- 6.1. The submitted proposal constitutes a sustainable form of development having regard to the following conclusions:
- The proposal fully accords with the spatial strategy for the District as set out within the Local Plan.
 - The scale, layout and appearance of the development will be in keeping with the character and appearance of the surrounding area.
 - The proposal will have no greater impact on neighbouring residential amenity than that which already occurs as a result of the extant consent on the site.
 - The proposal will provide adequate off-street parking and will not give rise to harm to highway safety within the locality.
 - The development will secure a net gain to biodiversity.
- 6.2. The proposed development is consequently held to meet the requirements of policies SS1, SS3, SS8, H1, DC1, NE1 and T1 of the Staffordshire Moorlands Local Plan and guidance contained within the National Planning Policy Framework and the adopted Design Guide SPD.