

Planning Statement

Erection of detached dwelling and associated works
Land off Prince George Street, Cheadle
For F. Spooner & Sons (Builders) Ltd

Contents	Page No
1.0 Introduction	3
2.0 Site Description	4
3.0 Planning Policy	5
4.0 Other Material Considerations	9
5.0 Statement of Case	10
6.0 Conclusion	14

1.0 INTRODUCTION

- 1.1. Hewitt & Carr Services has been instructed by F Spooner & Sons (Builders) Ltd. to prepare a Planning Statement to accompany an application for the erection of a detached dwelling on land off Prince George Street, Cheadle.
- 1.2. The proposed dwelling will be two storeys in scale, standing to a ridge height of 7.5 metres. The dwelling will occupy a gross internal floor area of 119.8 square metres. The property will be set back a minimum of 5.2 metres from the carriageway of Prince George Street and will sit behind the existing roadside retaining wall that is to be retained in situ. An area of private amenity space will be provided in between.
- 1.3. The proposed dwelling is to be constructed from red/orange facing brickwork, with a Staffordshire blue tiled roof above, and incorporates a number of traditional design characteristics that reflect and respond to the character of the surrounding area.
- 1.4. The accommodation of the dwelling will comprise of an open plan kitchen / dining room, living room, utility, w.c. and study / snug at ground floor, with a hallway and stairs leading up to four bedrooms (one ensuite) and a bathroom at first floor.
- 1.5. Vehicular access to the site will be taken direct off Prince George Street via the existing access that serves both the plot and an adjacent car park to the south. Off street parking for three vehicles will be provided to the south of the dwelling, with the adjacent car park left unaltered.
- 1.6. By way of background, the site has previously benefited from planning permission for the erection of 4no. apartments under application SMD/2013/0802, as well as a pair of semi-detached properties under application SMD/2018/0107.

2.0 SITE DESCRIPTION

- 2.1. The application site is located within the defined settlement boundary of Cheadle and comprises a parcel of hardstanding set behind a high brick walls that fronts the northern boundary of the site with Prince George Street. There is an established vehicular access off Prince George Street in the northeast corner of the site, with the boundary wall flanking its western side.
- 2.2. The vehicular access serves the existing area of hardstanding where the proposed dwelling is to be sited, along with an adjacent parking area to the south of the plot that serves nearby commercial units. To the west of the site lies a vehicle repair garage that sits at a lower level to the application site. The repair garage building presents a blank brick wall to the application site.
- 2.3. The eastern boundary of the site comprises of a brick retaining wall beyond which lies a detached dwellinghouse with front projecting integral garage which is located in a setback position to the rear of Prince George Street. Further residential development lies to the north of the site on the opposite side of Prince George Street, with the nearest property presenting its side gable end towards the site, with a large area of garden / vegetation located in between.
- 2.4. The application site is located within the Cheadle Conservation Area and lies a short distance from the Grade II Listed Church of St. Giles which lies to the west of the site beyond the existing vehicle repair garage.

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 taking into consideration any relevant material considerations. The development plan for this area comprises the Staffordshire Moorlands Local Plan (2020) of which the following policies are considered to be of relevance to the determination of this application:
- 3.2. Policy SS1 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 (amongst other matters):
- a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities
 - easy access to jobs, shops and transport services by all sections of the community
 - 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
- 3.3. Policy SS2 relates to the 'Settlement Hierarchy' and confirms that the largest settlements of Leek, Biddulph and Cheadle 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.
- 3.4. Policy SS3 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. The Council will monitor the annual development rate and manage supply to ensure that future provision will continue to adequately meet identified needs and reflect development potential. Development will be located in accordance with the Spatial Strategy and will be distributed between the towns and rural areas, with 25% of the total housing requirement to be delivered within Cheadle.

- 3.5. Policy SS7 relates to the Cheadle Area Strategy and states that the Council and its partners will seek to expand the role of Cheadle as a significant service centre and a market town. The housing market will be expanded by:
- increasing the range of available and affordable house types and higher market housing, including for first time buyers and families
- 3.6. Policy H1 of the Local Plan relates to 'New Housing Development' and states that:
- 1) New housing development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in Policy H 3, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies.
 - 2) In line with Government legislation the Council will maintain and update a register of those interested in acquiring self-build / custom-build housing plots across the District. Where a demand exists, residential developments of 10 dwellings (or 0.5ha) or more will make an appropriate contribution towards this need in agreement with the Council. This will be negotiated on a case by case basis.
 - 3) All development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified housing needs, having regard to the location of the development, the characteristics of the site and the economics of provision.
- 3.7. Policy H1 goes on to state that:
- a) Housing for special groups, particularly for older people and others as identified in the SHMA or successor document should be of a scale and in a location which is appropriate to its needs.
 - b) Housing proposals of 10 dwellings (or 0.5ha) or more will be required to provide a mix of housing in terms of size, type and tenure on the site unless viability or other circumstances exist. The final mix will be negotiated with the developer based on housing needs as informed by the SHMA or successor document and other relevant factors such as available supply and market demand.
 - c) 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.
 - d) 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.

- e) 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.

3.8. Policy H1 also confirms that within the development boundaries of the towns and larger villages, residential development and development on unidentified (windfall) sites will be permitted.

3.9. Policy DC1 relates to 'Design Considerations' and states that all development shall 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 Guide SPD. In particular, new development should (amongst other requirements):

- 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
- incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development
- protect the amenity of the area, including 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
- provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use
- require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links

3.10. Policy DC2 relates to 'The Historic Environment' and states that the Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment. All applications likely to affect heritage assets will require the submission of a heritage statement, including a qualitative visual assessment where appropriate.

- 3.11. 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 (NPPF) 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, ensuring highway safety, safeguarding heritage assets and delivering 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

- 4.2. The adopted Design Guide SPD sets out guidance aimed at securing the delivery of high quality design within the District. The content of this document has been taken into consideration in the preparation of this application.

SMDC Space About Dwellings SPG

- 4.3. The adopted Space About Dwellings SPG sets out a number of numerical standards aimed at providing an acceptable level of residential amenity in new development, as well as safeguarding the amenity of neighbouring occupiers. The content of this document has been taken into consideration in the preparation of this application.

5.0 PLANNING ASSESSMENT

Principle of Development

- 5.1. Policy SS2 of the Local Plan confirms that the main market towns, including Cheadle will be the focus of future housing and economic growth, with policy SS3 confirming that 25% of the total housing requirement for the District (equivalent to 1520 dwellings) will be accommodated within Cheadle.
- 5.2. Policy SS7 of the Local Plan reinforces the above provisions, confirming that the housing market of Cheadle will be expanded by increasing the range of available and affordable house types and higher market housing, including for first time buyers and families. Policy H1 of the Local Plan also confirms that new housing on windfall sites within the defined settlement boundaries of settlements will be supported.
- 5.3. The application proposes the erection of a dwelling on a site located within the defined settlement boundary of Cheadle and occupies a sustainable location that is within walking distance of the numerous day-to-day services and facilities on offer within the town. The principle of development is therefore acceptable, and meets the requirements of policies SS2, SS3, SS7 and H1 of the Local Plan.

Design & Layout

- 5.4. The application site lies within a predominantly residential area, and one that exhibits a particularly varied character. There is a mixture of architectural styles and ages of development observable, with both single storey, two storey and three storey developments exhibited. Some dwellings are set back from the carriageway of Prince George Street, whilst others abut directly up to it. There is no strong prevailing vernacular observable. Dwellings with pitched, gables roofs nevertheless dominate, with facing brickwork and Staffordshire blue tiled roofs also being common. Projecting gables can also be observed.
- 5.5. The proposed dwelling has been designed to respect the character and appearance of the surrounding area and also takes its cues for the guidance set out within the adopted Design Guide SPD. The proposed dwelling will incorporate a balance of proportions between the overall shape of the walls and the openings they contain and will have a high solid to void ratio. A simple arrangement of openings is also proposed along with traditional header and cill detailing.
- 5.6. The roof of the dwelling will span the shorter side and will have a strongly defined eaves and ridge line, emphasised by gables. The proposed palette of materials (facing brickwork and Staffordshire Blue tiles) also ties in with surrounding built development. By resultant effect the appearance of the development will be in keeping with the character of surrounding built development and wider Moorlands vernacular.
- 5.7. The proposed two storey scale of the dwelling is firmly in keeping with the character of the area, with the adjacent property to the east being of similar scale

to that proposed. The streetscene drawing accompanying the application demonstrates that the dwelling will sit comfortably below the adjacent dwelling and fit in neatly with its surroundings.

- 5.8. In terms of layout, the dwelling is to be set back from the frontage of the site with Prince George Street in order to reflect the pattern of development established by the neighbouring properties to the east of the site. The existing boundary wall to the site frontage is to be retained, and will provide enclosure of the private amenity space that is to be provided. Parking is to be accommodated on the south side of the dwelling on an existing area of hardstanding.
- 5.9. On approach to the site from the west along Prince George Street, the adjacent vehicle repair garage will largely screen the development until alongside, and in such views the dwelling will be read against the backdrop of the neighbouring properties to the east which occupy an elevated position in relation to this site.
- 5.10. On approach from the east along Prince George Street the dwelling will be seen against the backdrop of the vehicle repair garage and no.10 Church Street beyond, as well as against the backdrop of mature trees that enclose the nearby churchyard to the west. The development will not be visible from High Street owing to the presence of existing frontage development to the south of the site that will obscure views of the site.
- 5.11. Having regard to the considerations set out above it is concluded that the proposed design and layout of the development will be in keeping with the character and appearance of the surrounding area. The proposed development is consequently held to meet the requirements of policies SS1 and DC1 of the Local Plan and guidance set out within the Design Guide SPD and National Planning Policy Framework.

Residential Amenity

- 5.12. The nearest neighbouring occupiers to the proposed dwelling lie to the east of the site (Oaklea) and to its northwest (Kimberley). The former occupies a setback position within its plot and is elevated above the application site. The proposed dwelling will sit forward of the principal elevation of that neighbouring property thereby avoiding any impact on its existing side facing windows which overlook the existing car park.
- 5.13. The proposal will also meet the Local Authority's 45 degree standard in relation to the front facing windows of Oaklea and will not derive any conflict with the Local Authority's minimum interface distances as set out within the Space About Dwellings SPG. No harm to the amenity of that neighbouring property will therefore ensue.
- 5.14. The neighbouring property to the northwest (Kimberley) presents its side elevation to the application site and has no principal windows contained therein (there appears to be a secondary window to a room that is also served by the large window in the front elevation). That property also occupies an elevated position

in relation to the application site but lies sufficiently distant so that no conflict with the Space about Dwellings standards will arise.

- 5.15. In terms of the amenity of future occupiers of the dwelling, an area of private amenity space is to be provided to the north and west of the dwelling which exceeds the minimum required standard of 65 square metres. That amenity space will be enclosed by the existing high brick wall that encloses the northern site boundary, and by the blank rear elevation of the adjacent vehicle repair garage, thereby ensuring the privacy of that area for future occupants of the dwelling.
- 5.16. The interrelationship between that amenity space and the neighbouring occupier to the northwest (Kimberley) is furthermore not materially different to the arrangement previously approved under application SMD/2018/0107 which also proposed the provision of amenity space in this general location, set behind the frontage boundary wall.
- 5.17. The floorspace of the proposed dwelling (119.8 square metres) furthermore exceeds the required standard for a four-bedroomed, seven person dwelling (115 square metres) as defined by the DCLG Technical Housing Standards. Future occupiers of the dwelling will therefore be afforded an acceptable and appropriate level of amenity. The proposed development is consequently held to meet the requirements of policies DC1 and H1 of the Local Plan.

Heritage Impact

- 5.18. The impact of the development on the Cheadle Conservation Area and nearby heritage assets such as the Grade II Listed St Giles' Church is assessed within the accompanying Heritage Statement. In determining the previously approved application on the site the existing brick boundary wall was noted to form an important part of the street scene at this point, with walls being a notable feature within the Conservation Area. The proposal seeks to retain the existing boundary wall unaltered and will therefore safeguard this important feature. Having regard to the conclusions set out within the Heritage Statement, the proposal is held to meet the requirements of policy DC2 of the Local Plan and guidance contained within the National Planning Policy Framework.

Highway Safety

- 5.19. The application site is served by an established means of vehicular access off Prince George Street which serves both the application site as well as an adjacent car park. The application proposes the provision of three off-street parking standards to meet the requirements of the adopted car parking standards, with space also available for vehicles to turn around and exit the site in a forward gear. There is good visibility on egress onto Prince George Street and consequently no harm to highway safety will arise as a result of this development.
- 5.20. It is noted in this regard that planning consent has previously been granted for the erection of 4no. apartments on this site (SMD/2013/0802), and for a pair of semi-detached dwellings (SMD/2018/0107) and in both cases the proposed means of access was found to be acceptable. This lesser quantum of development

commands similar conclusions. The proposed development is consequently held to meet the requirements of policy T1 of the Local Plan and guidance contained within the National Planning Policy Framework.

Biodiversity

- 5.21. Paragraph 180 of the National Planning Policy Framework seeks to secure the delivery of a net gain to biodiversity. The provisions of Schedule 7A of the Town and Country Planning Act 1990 (As Amended) will see this becoming mandatory, with developers required to deliver a biodiversity net gain of 10%.
- 5.22. The application site comprises of hardstanding (tarmac) and consequently has no current biodiversity value. The submitted proposal will see the creation of new amenity space around the building which will present opportunities for new planting to be undertaken, as indicated on the submitted site plan. The applicant is also agreeable to installing a brick built bat box into the northern elevation of the building.
- 5.23. Such biodiversity enhancements can be secured via an appropriately worded planning condition, and in doing so will ensure that the development meets the objectives of paragraph 180 of the National Planning Policy Framework and Schedule 7A of the Town and Country Planning Act.

6.0 CONCLUSION

- 6.1. The proposed development constitutes an acceptable and appropriate form of development, occupying a sustainable location within the defined settlement boundary of Cheadle. Planning permission has previously been granted for the re-development of this site for residential development, and the scale, layout and appearance of the proposal is considered to be wholly in keeping with the varied character and appearance of the surrounding area. No harm to neighbouring amenity will arise, and future occupiers of the dwellings will be provided with an acceptable level of residential amenity. The proposal is also acceptable in terms of its impact on highway safety and heritage assets and will deliver a net gain to biodiversity.
- 6.2. The proposed development is consequently held to meet the requirements of policies SS1, SS2, SS3, SS7, H1, DC1, DC2 and T1 of the Staffordshire Moorlands Local Plan and guidance contained within the National Planning Policy Framework, Design Guide SPD and Space About Dwellings SPG.