

Planning Statement

Erection of a Replacement Dwelling

22 Old Road, Tean

January 2024

Erection of a Replacement Dwelling – 22 Old Road, Tean

Project	22 Old Road, Tean
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Reference	2191
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Version	1.0

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1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this appraisal, Jon Imber, has worked as both a development control and forward planning officer in local government, and more recently as a senior planning consultant in the private sector. He has extensive knowledge of the planning system and experience of the appeals process. He is a member of the Royal Town Planning Institute.

2 Site and Planning History

- 2.1 22 Old Road is a two-storey detached dwelling within the rural settlement of Tean.
- 2.2 Surrounding land uses include a doctor's surgery to the north, and residential properties to the south, east and west.
- 2.3 The site is enclosed by a variety of boundary treatments including stone walls across the road frontage and to the south, and a hedgerow to the north. The eastern boundary is demarcated by outbuildings.
- 2.4 The site is relatively flat. It is accessed via a driveway which emerges onto Old Road.
- 2.5 The site has no recent planning history of relevance to these proposals.

2.6 The site lies within the Upper Tean Conservation Area.

2.7 The site and surroundings are shown on the following aerial photograph:-



Figure 1 - Aerial photograph of site

3 The Proposed Development

3.1 The property is showing signs of significant movement, and in its present condition is uninsurable and unmortgageable.

3.2 The applicant has engaged a structural engineer, who has carried out an internal and external inspection of the property. They concluded that there are clear signs of historic and ongoing movement in the property. With regard to remediation, they

suggest “While an extensive programme of underpinning (depending on the suitability of the existing foundations) might be sufficient to forestall foundation movement, and localised repairs would be sufficient to patch small crack defects, there is no way to rectify the straightness of the walls without large-scale rebuilding”.

- 3.2 It is therefore proposed to demolish the existing property and outbuildings on the site and replace them with a modest cottage.
- 3.3 The proposed replacement dwelling is a one and a half storey dwelling with accommodation in the roof space. It features an open plan living room, kitchen and dining room, a master bedroom, bathroom and utility on the ground floor and two bedrooms on the first floor.
- 3.4 The property features an integral single garage. Access arrangements remain unchanged.

4 Planning Policy Context

National Planning Policy Framework

- 4.1 Paragraph 2 of the NPPF states that “applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise”.
- 4.2 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. It explains that in the context of decision taking, this means approving proposals that accord with the development plan without delay.

- 4.3 Paragraph 12 confirms that the presumption in favour of sustainable development established by the Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that conflicts with an up-to-date local plan should not usually be granted planning permission, and decisions that depart from an up-to date development plan should only be taken if material considerations in a particular case indicate that the plan should not be followed.
- 4.4 Paragraph 60 of the NPPF expresses a commitment to delivering housing growth. It states “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed”.
- 4.5 Paragraph 131 of the Framework relates to design quality. It states “*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*”.
- 4.6 Chapter 16 of the NPPF relates to heritage considerations. Relevant policies are considered in detail in the Heritage Statement at Chapter 6 of this report.

[Staffordshire Moorlands Local Plan \(2020\)](#)

- 4.7 The site lies within the settlement boundary of Upper Tean, which Policy SS8 identifies as a ‘Larger Village’. Policy SS8 sets out that within settlement boundaries a range of development is acceptable in principle, including meeting housing requirements by “supporting the development of housing windfall sites within the village boundaries, subject to wider Local Plan policies”.

- 4.8 Policy H1 of the Local Plan states *“Within the development boundaries of the towns and larger villages, residential development and development on unidentified (windfall) sites will be permitted, subject to compliance with the Spatial Strategy and wider Local Plan policies.”*
- 4.9 Policy DC2 of the Local Plan applies a similar approach to the consideration of heritage assets to the National Planning Policy Framework.

5 Planning Considerations

Principle of Development

- 5.1 The site lies within the settlement boundary of Upper Tean, where the broad principle of limited residential development is established by Policies SS8 and H1 of the Staffordshire Moorlands Local Plan.
- 5.2 Upper Tean is a relatively large village with a range of services and facilities, including a primary school, a Post Office, a mini supermarket, a pharmacy, public houses and hot food takeaways, all of which lie within comfortable walking distance of the site. Upper Tean is also served by the Number 32 bus which connects Uttoxeter and Hanley. The site therefore benefits from access to a range of services and larger urban centres via non-car modes.
- 5.3 The proposals seek to replace the existing dwelling. They would not involve a net gain in the number of dwellings on the site.

- 5.4 The proposals therefore constitute sustainable development as supported by both local and national planning policies.

Design & Visual Impact

- 5.5 Old Road has a relatively rural character. Built form is generally fairly close knit, with a predominance of modest terraced and semi-detached cottages. There is a mixture in terms of building heights, ranging from single storey development to two and a half storeys, as well as considerable variety in terms of the orientation of buildings and their degree of set back from the highway.
- 5.6 The existing dwelling on the site is somewhat anomalous. It appears to be of later construction than the majority of surrounding built form, and is a detached hipped roof dwelling somewhat at odds with the prevailing character of terraced buildings with gable ends. Although not without merit, it has a more suburban character than surrounding cottages.
- 5.7 The proposed replacement dwelling has a character and appearance more in line with that of surrounding cottages. It has a traditional character and appearance with a simple linear form and traditional dormer windows similar to numbers 1 to 5 Old Road to the south-west of the site. The low overall height of the property fits in with the varied ridge heights in the immediate vicinity and ensures that the property will not appear unduly prominent. It lends the property a more horizontal emphasis than the existing building on the site, which is more in keeping with surrounding properties. The proposed dwelling is therefore in keeping with the prevailing character and appearance of the area.

Impact upon Residential Amenity

- 5.8 The proposed dwelling is sited slightly further from the boundary with the properties fronting New Road to the east. It is lower than the existing building on the site, and replaces rear facing windows at first floor level with rooflights restricting views across neighbouring gardens. The proposals will therefore result in modest betterment in terms of the amenities enjoyed by the occupiers of the dwellings fronting New Road to the east.
- 5.9 There are no flank principal windows serving the proposed dwelling. This, coupled with the lower overall height of the property will result in a modest betterment in terms of the amenities enjoyed by the occupiers of Victoria House to the south.
- 5.10 The proposals will not have any material impact upon the amenities enjoyed by the occupiers of dwellings on the opposite side of Old Road, and would not be incompatible with the doctor's surgery to the north.
- 5.11 The proposed dwelling benefits from a similar amount of amenity space to the existing property on the site, which is commensurate with its scale and function.
- 5.12 The proposals therefore deliver good living conditions for future occupants whilst safeguarding the amenities enjoyed by neighbouring land users.

Highway Safety

- 5.13 Paragraph 115 of the NPPF states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

- 5.14 Old Road is subject to a 30mph speed limit and is a one-way street at the access point. The proposals do not involve any increase in the total number of dwellings on the site or any change to access arrangements.
- 5.15 The proposals would not therefore prejudice the safe or efficient use of the highway network.

Other Material Considerations

- 5.16 The site lies within Flood Zone 1 where there is a less than 1 in 1000 annual probability of fluvial flooding. The proposed dwelling will not therefore be at unacceptable risk from flooding and will not materially increase flood risk elsewhere.
- 5.17 There are no other material planning considerations preventing the approval of these proposals.

6 Heritage Statement

- 6.1 The application site lies within the Upper Tean Conservation Area. Brooklands, which lies on the opposite side of Old Road, is a Grade II listed building.
- 6.2 Paragraph 200 of the NPPF requires that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to

understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

6.3 The Upper Tean Conservation Area was designated in 1998. The Conservation Area Appraisal explains that *“the development of the tape industry has shaped the form and appearance of a small agricultural community. The domestic origins of the industry and the stages that led to largescale industrialisation are recorded in the village through its buildings and its wider context.”*

6.4 With the development of the tape industry in the 18th and 19th centuries the village increased in prosperity and there was rapid expansion of the built up area. Many central properties were rebuilt/ re-fronted during this period and the height and design of buildings in the central area, combined with the width of the street, now give it a distinctly urban feel. The settlement became compact and nucleated with buildings tightly flanking the High Street. In contrast evidence of the older dispersed agricultural settlement can still be seen along Old Road and Gorsty Hill, although small terraces of mill-worker’s cottages interrupt this general pattern.

6.5 With specific reference to Old Road, the Conservation Area Appraisal states:-

“[Old Road and Gorsty Hill] retain their rural character with gaps between buildings and mature gardens adding greenness to the area. With the construction of New Road, Old Road has become a quiet rural lane with a mix of terraced cottages near to the High Street, giving way to larger buildings set back within gardens behind an

impressive array of stone and brick boundary walls. Several specimen trees add to the character of the area.

Buildings of note are Nos. 1-5 Old Road and Brooklands alongside, both on the western side of the road and share a close architectural resemblance despite differences in size and status. The brick terrace sited gable to the road is of considerable charm with distinctive cruciform windows and decorative dormers, raised keystones in lintels above windows and elaborate chimneystacks. The row of cottages was built in the mid 19th century by the Philips family on the site of a farmhouse and was clearly designed for tenants of higher status. The cottage nearest the road was let as a police house. The properties have prominent front gardens behind a brick boundary wall, with stone upper coursing, and small yards to the rear. Rendering and window alterations have harmed the overall composition. Alongside is Brooklands dating from the mid 18th century with extensive and similarly styled late 19th century additions. The 18th century house is set into a 19th century L-shaped block, set back to the right of the front.

The quality of the streetscene diminishes at the northern end of Old Road with poor fencing and awkwardly defined garden areas and hardstandings. A Wesleyan Chapel on this site (dated 1843) was demolished in 1985.”

- 6.6 The Staffordshire HER does not contain any further information on the application site itself. It confirms that Upper Tean is a “*settlement recorded in the Domesday survey, which was granted a market in the mid 14th century.*”
- 6.7 The significance of this part of the Tean Conservation Area is considered to derive from its architectural value.
- 6.8 The listing description of Brooklands reads as follows:-

“CHECKLEY C.P. OLD ROAD (west side) Upper Tean Brooklands II

Shown on O.S. map as Brooklands and Schaanwald. House. Mid C18 with extensive and similarly styled late C19 additions. Red brick; tiled roof on brick eaves cornice, possibly formerly with verge parapets. Two-storeys and gable lit attic; two-window front; tall casements with gauged brick heads and raised painted keystones; C19 entrance set in right-hand window position with small lightweight gabled porch. The C18 house is set into a C19 L-shaped block, set back to right of front with four windows.”

- 6.10 The Staffordshire HER does not offer any additional information on the property.
- 6.11 The significance of Brooklands is considered to derive from its architectural value.
- 6.12 Paragraph 203 of the NPPF advises that in the determination of planning applications local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 6.13 Paragraph 205 advises that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

- 6.14 Paragraph 206 of the NPPF states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 207 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.15 Substantial harm is a high bar involving the total or near total loss of significance of a heritage asset. It is clear in this instance that the proposals will not result in substantial harm.
- 6.14 The proposals do not affect the fabric of the listed building and any impact is therefore confined to its setting. The proposals replace one dwelling with another and do not introduce an alien feature into the setting of the listed building.
- 6.15 Although not without merit, the existing building on the site is not particularly representative of the wider character of Old Road. The site remains undeveloped on the 1925 Ordnance Survey map, suggesting that the property post-dates the development of the tape industry. Consequently, the existing building is not identified as being of particular importance by the Conservation Area Appraisal.
- 6.16 The proposed replacement dwelling has a character and appearance more in line with that of surrounding cottages. It has a traditional character and appearance with a simple linear form and traditional dormer windows similar to numbers 1 to 5 Old Road to the south-west of the site. The low overall height of the property fits in with the varied ridge heights in the immediate vicinity and ensures that the property will not appear unduly prominent. It lends the property a more horizontal emphasis

than the existing building on the site, which is more in keeping with surrounding properties. The proposed dwelling is therefore in keeping with the prevailing character and appearance of the area.

6.17 On balance it not considered that the proposals would result in harm to the character of the Conservation area and the setting of Brooklands. As such there is no requirement to apply the tests set out in paragraphs 201 and 202 of the NPPF in this instance.

6.18 It is also pertinent that the existing building is exhibiting signs of substantial movement. As verified by the Structural Engineer even if underpinning is possible it would not address the walls being significantly out of alignment. In this instance the only reasonably viable option to remedy the situation is to replace the existing building on the site.

7 Conclusions

7.1 The proposals involve the erection of a replacement dwelling within the settlement boundary of Tean. The broad principle of development is therefore established

7.2 The proposals do not harm the character or appearance of the surroundings or the setting of nearby heritage assets.

7.3 The proposals will not prejudice the safe or efficient use of the highway network, and will not compromise the amenities enjoyed by the occupiers of neighbouring dwellings.

- 7.4 The proposals therefore constitute sustainable development which accords with local and national planning policies. It is therefore respectfully requested that the application be approved.