

Design and Access Statement - 75 High Street Cheadle. ST10 1AN

This Statement is submitted in support of the application for a single storey rear extension to the application property. The document demonstrates that:

The principle of the proposed development is acceptable and that

- The proposed development would be an appropriate rear extension to the existing property at the location and would not dominate the street scene.
- The design, would be appropriate and be would be satisfactory.
- The siting and size of the proposed extension would not detract from the privacy and visual amenity of the adjoining occupiers.

PROPOSAL

The proposal includes: planning application for a single storey rear extension to the application property.

SITE DESCRIPTION

The property is a three storey terrace building located in High Street Cheadles

ACCESS

Access to the property is from Cheadle High Street and Bank street.

PLANNING HISTORY

SMD/2008/1316 REF 08-12-2008 Land Rear of 75 High Street Cheadle
Condis

SMD/2008/0358 REF 05-02-2008 Land Rear of 75 High Street Cheadle
Planning permission-Approved.

NATIONAL PLANNING POLICY FRAMEWORK AND NATIONAL PRACTICE GUIDANCE

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF 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'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The NPPF effectively sets out the Government's most up-to-date vision for future growth. At the heart of the document is a presumption in favour of sustainable development. In the opening paragraph the Minister for Planning identifies that: *"The purpose of planning is to help achieve sustainable development."* The Ministerial Foreword highlights that *"sustainable development is about positive growth – making economic, environmental and social progress for this and future generations"*. The opening statement goes on to state that *"Development that is sustainable should go ahead, without delay."*

There are three aspects which comprise sustainable development; these are *the economic role, the social role and the environmental role*. In terms of the economic aspect land has to be made available where there is a demand to support growth. The environmental role involves the protection of the natural, built and historic environment. Finally, the social aspect is concerned with providing a high quality built environment, the housing that is required, vibrant healthy communities with access to local services.

The NPPF sets out one of its core principle that planning should *"proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs"*.

Also States that local planning policies and decisions should aim to ensure developments optimise the potential of sites in order to accommodate development.

It states that: *"Local planning authorities should consider using design codes*

where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally”.

The proposed development represents a sustainable development in terms of the aims of the NPPF.

RELEVANT PLANNING POLICIES

- General Principles
- Quality Design
- Density Dwelling mix, Floor space minima, Conversions, Extensions and Lifetime Homes
- Privacy, sunlight and daylight

IMPACT CHARACTER OF THE AREA/AMINITY

The above policies have been considered. The development has been proposed to maintain uniformity with the parent building and other buildings along Cheadle High Street.

The proposed scheme has been designed to ensure the harmony, rhythm and setting of similar properties in the area. Therefore ensures a satisfactory standard of street scene, character, external appearance and visual amenity of the area.

Similar scheme prevail in the area and the scheme is not incongruous. It is not considered that the proposed development would result in overlooking or loss of privacy for adjacent and adjoining properties to the side, rear or front of the application building. It is not considered that it would cause any significant reduction to the amenity of the property.

DESIGN ISSUES

The scale and proportion of the existing building and the surrounding urban landscape has been retained. The design of the development is in keeping with the style of the parent building.

MATERIALS

Materials to be used for the scheme have been specified to match the

existing property.

NOISE

No implications

SUMMARY AND CONCLUSION

The proposal includes: erection of a single storey rear extension to the application property

The surrounding area is mainly commercial in character with a large number of properties also consisting of similar scheme.

The development complies with relevant councils planning policies, complements the character of the area and is of nature and scale that is sensitive to Cheadle

The proposed development represents a sustainable development in terms of the aims of the NPPF, complies with the council's design guidelines in respect of extensions in Cheadle. It is sympathetic to the character of the terrace and the scale of development in the area, will not harm neighbours amenity in an unacceptable way. The proposal is considered acceptable and is recommended for approval.