

DBD Architectural Consultancy Ltd.

50 Broad Street, Leek,

Staffordshire ST13 5NS

01538 383118

mail@dbdconsultants.co.uk

www.dbdconsultants.co.uk

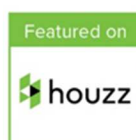
Design & Access Statement

**OUTLINE PLANNING APPLICATION FOR A RESIDENTIAL DEVELOPMENT WITHIN
THE GARDEN CURTIALGE OF 15 BELOMENT ROAD, IPSTONES, ST10 2JN**



Photo courtesy of Google Maps

July 2025



Introduction/Context

This statement is produced to support an outline planning application, with all matters reserved, for a new residential development within the garden curtilage of 15 Belmont Road.

The existing dwelling was approved under application SMD/2017/0502.

Although the site lies outside the settlement boundary, it is within a cluster of existing dwellings, and is within the garden curtilage of no.15. The location is proven to be sustainable for limited new housing and the introduction of another single dwelling would have limited impact on the character of the surrounding landscape.

Proposal

The proposal is for a single new dwelling within the rear garden curtilage of 15 Belmont Road with highway access off a private track. The design of the dwelling would be subject to a subsequent reserved matters application; however, the intended style of dwelling would be a one and a half storey building, in order to restrict its height and appear relatively concealed behind the host dwelling 15 Belmont Road.

Layout

A layout for the proposed dwelling has not been put forward for the outline application, however the indicated footprint shown on the indicative site plan would allow for a one and a half storey 3-bedroom dwelling.

The layout on site positions the new dwellings in an appropriate position to adhere to space about dwelling guidance, as well as demonstrating adequate space for parking and private amenity space. The green line denotes where the property boundaries would be.



Use

The current use of the site is residential garden curtilage, and the use will remain the same, providing a separate planning unit in a sustainable location outside the settlement boundary, intending to be occupied by the applicant's daughter.

Scale

The scale of the proposed development shown on the indicative proposed site plan is conducive to an acceptable scale of development within the site, so that the resultant building doesn't not appear cramped on the site, with adequate private amenity space both for the existing and proposed dwelling.

Appearance

The design and overall appearance of the dwellings would be subject to a subsequent application, although local design styles, materials and features will be considered where appropriate.

Landscaping

The landscaping design and overall appearance of the site would be subject to a subsequent application; however, the site does not need any major re-landscaping to be undertaken to make a residential development feasible as it is within the existing curtilage of no.15. A select number of existing sapling trees will be relocated within the remaining curtilage area, along with new planting.

The final landscaping design will see the use of permeable materials where possible and include a sustainable urban drainage system to deal with storm water, accompanied by a small site BNG metric calculation to indicate how biodiversity enhancements can be achieved on the site.

Access

15 Belmont Road has direct roadside access and a driveway down past the side of the dwelling to provide access an outbuilding in the south-east corner. The applicant also owns the track to the rear of the property which serves Stones Farm and junctions Belmont Road with two dwellings, Rubern and Wayside in between.

It is proposed that the track will provide vehicular access to the proposed dwelling from Belmont Road. In addition to this, secondary vehicular access will be provided to 15 Belmont Road, from the track, adjacent to the new driveway serving the proposed dwelling. The access track is narrow, and hedge lined, but already serves the site traffic to and from Stones Farm. The increase in vehicular traffic associated with a single dwelling will be minimal.

Sustainability

Mode 3 compliant electric vehicle charging points shall be provided, adjacent to the off-road parking areas, to provide charging facilities for electric vehicles. Secured bicycle storage can be facilitated in a domestic outbuilding. Renewable energy sources will be considered to power/heat the new dwelling in line with government guidance. Recyclables and other waste will be collected in accordance with existing councils' weekly collections, covered in local council tax fees paid from the new dwellings.

