

PLANNING / DESIGN AND ACCESS STATEMENT



**PROPOSAL : OUTLINE PROPOSAL FOR THE ERECTION OF 3NO.
DWELLINGS (RE-SUBMISSION OF SMD/2023/0157)**

**ADDRESS : DANE HEIGHTS, CLAY LAKE, ENDON, STAFFORDSHIRE,
ST9 9DD**

APPLICANT : MR K DAWSON

DATE : JUNE 2026

JOB NO. : 2008-1534

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr K Dawson to prepare and submit an outline planning application with all matters reserved except for access to Staffordshire Moorlands District Council for the erection of 3no. new dwellings in the garden of Dane Heights, Clay Lake, Endon. The application site measures 0.28 hectares and is located within the Endon village boundary. It represents part of the curtilage of the applicant's home and was initially granted planning permission for the erection of three dwellings in 2008 that was then renewed in 2011, 2014, 2017, 2020 and again in 2023. This application seeks to renew SMD/2023/0157 (which is extant) for a further three years.

2.0 USE

The site currently forms part of the garden of Dane Heights, Clay Lake. The site itself is located within the defined settlement boundary of Endon.

3.0 AMOUNT

The site measures approximately 0.28m² in area.

4.0 LAYOUT

The application drawings show an indicative layout of three dwellings. This is for illustrative purposes only. The access is off Clay Lake and is fixed in the application.

5.0 SCALE

This matter is reserved for later approval.

6.0 LANDSCAPING

This matter is reserved for later approval.

7.0 APPEARANCE

This matter is reserved for later approval.

8.0 ACCESS

The site already benefits from an existing access onto Clay Lake. The site has easy access to a bus route providing regular transport between Endon and Hanley and can easily be accessed via alternative transport modes such as walking and cycling.

9.0 PLANNING POLICY

The determination of a planning application should be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise.

Section 70(2) provides that in determining applications the Adopted Local Planning Authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations". The Development Plan for the district consists of the Adopted Staffordshire Moorlands Local Plan 2020. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the adopted policies of the Local Plan (2020). The following is considered relevant:

Local Plan

SS1 – Development Principles

SS1a – Presumption in Favour of Sustainable Development

SS2 – Settlement Hierarchy

SS3 – Future Provision and Distribution of Development

SS8 – Larger Villages Area Strategy

SD1 – Sustainable Use of Resources

H1 – New Housing Development

DC1 – Design Considerations

T1 – Development and Sustainable Transport

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

Achieving sustainable development sits at the heart of the NPPF. Paragraph 8 of the NPPF outlines that achieving sustainable development requires the consideration of three overarching and mutually dependant objectives being: economic, social and environmental where they are to be applied to local circumstances of character, need and opportunity of each area. These objectives are interdependent and should be pursued in mutually supportive ways and comprise;

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of the present and future generations; and by fostering well designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well being; and,

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making the effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Section 5 of the Framework relates to delivering a sufficient supply of homes. Paragraph 61 identifies that 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, that the

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needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 11 of the NPPF (National Planning Policy Framework) requires decision makers to apply a presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan they should be approved without delay or where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

10.0 SUMMARY

Outline planning application 08/00831/OUT for the erection of 3 dwellings on the site was approved in June 2008. The permission was renewed under application 11/00103/REM_1 in April 2011 and then again under applications SMD/2014/0034, SMD/2017/0107, SMD/2020/0175 and SMD/2023/0157 which is still extant and expires on 14th June 202. This is a material consideration which should be afforded significant weight during the determination of this application.

Although there have been changes to both national and local planning policies since the determination of the previous application with an updated NPPF (July 2021) the main thrust of these have not changed. The current development plan for the area comprises of the Staffordshire Moorlands Local Plan which was adopted in September 2020 and was therefore in force at the time of consideration of the extant permission. The site lies in an area where the principle of housing development continues to be supported by planning policy and guidance. Whilst the application is in outline with layout reserved for later approval, the application includes an indicative drawing showing the provision of 3 dwellings on the site in a manner that satisfies the Council's Space about Dwellings Standards. The site is located on a bus route and is close to schools, shops, a church and local medical services as well as employment opportunities. The proposal therefore constitutes an appropriate form of development within a sustainable and preferred location.

The application proposes a new vehicular access to the site to serve two of the proposed three dwellings, Dane Heights and the annexe. The existing access will be retained and will serve the remaining proposed dwelling. The existing access will therefore serve no more than its existing level of domestically generated traffic. The proposed new access has been located at a point in the frontage where it achieves visibility at 2.4m back from the kerbline of 90m to the west and 60m (increasing to more than 90m at the road centreline) to the east. Given that the speed limit for this stretch of road is 30mph, this level of visibility is considered acceptable and has been previously accepted by both the Local Authority's Highways Department and the Council.

A further consideration in support of the application is that the Council is no longer in a position to demonstrate a 5 year deliverable supply of housing land. The most up to date figure shows a continued decline which has reduced further from the 3.61 year supply when the extant consent was considered to just 2.95 years as at March, 2025. As such housing policies which are most important for determining the application are considered to be out of date and in these circumstances the tilted balance as it is known applies. In other words planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

11. CONCLUSION

The Government has a strong commitment to growth and provides a strong presumption in favour of development and is committed to increasing levels of growth. The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. It also states in the NPPF that where proposals accord with the development plan they should be approved without delay, and where policies are out-of-date permission should only be refused where there is significant and demonstrable harm to outweigh the benefits of the development.

Whilst the application site lies in the garden of an existing property, the site is located within a sustainable location that is in the settlement boundary of Endon which is identified as a larger village within the adopted development plan. The principle of 3no. new dwellings has already been considered appropriate in this location previously by the Council. The proposal will still complement the other dwellings in the locality including Dane Heights itself. Whilst the siting, scale will of the proposal will not create any harmful visual impacts on the street scene due to the plot size of the site when compared to neighbouring sites. Whilst appearance, landscaping, layout and scale of the dwellings will be considered under a future reserved matters application the indicative site plan demonstrates that the site can adequately accommodate the dwellings. Likewise, as on the previous proposals it has been determined that no highway safety issues will arise from the proposal as the proposed access arrangements are sufficient to meet the needs of the development and the existing house.

The application is considered to accord with policies in the Development Plan and guidance contained within the National Planning Policy Framework. The Local Authority is therefore requested politely to support this outline application for 3no. new dwellings and grant planning permission accordingly. In conclusion, the amended scheme, on balance, would be a sustainable form of development as it would accord with the development plan and the NPPF when taken as a whole, and as there are no other material considerations that indicate planning permission should not be granted. In addition, the scheme could be made acceptable through the imposition of reasonable planning conditions.