

Rob Duncan  
Planning  
Consultancy



# **PLANNING STATEMENT**

**LAND AT 197 HIGH LANE  
BROWN EDGE**

**NOVEMBER 2020**

**Site Address:**

Land at 197 High Lane, Brown Edge, ST6 8QA

**Applicant:**

DB Staffordshire Developments

**Proposal:**

Erection of 7no. Dwellings

**Planning Statement:**

**Date Issued:** 9<sup>th</sup> November 2020

**Job Reference:** RDP/2020/121

**Report Prepared By:**

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## **1 Introduction**

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by DB Staffordshire Developments to prepare a Planning Statement to accompany a Reserved Matters application prepared by Wood Goldstraw Yorath Chartered Architects for the erection of 7no. dwellings on land at 197 High Lane, Brown Edge.
- 1.2 The application is submitted pursuant to application SMD/2019/0142 which granted outline consent for the erection of up to 8no. dwellings on this site. Means of access was approved at the outline stage, so this Reserved Matters consent seeks approval of matters of layout, appearance, scale and landscaping.
- 1.3 Unit 1 will comprise of a detached two storey dwelling which is to be sited towards the frontage of the site, adjacent to High Lane. Its accommodation will comprise of a living room, kitchen/diner, w.c. and hallway at ground floor with two bedrooms and bathroom at first floor. It will benefit from two car parking spaces at the northernmost end of its plot. This unit will have a gross internal floor area of 83.2 square metres.
- 1.4 Unit 2 will comprise of a detached two storey dwelling and is to be located to the west of the vehicular access serving the site, to the north of Unit 1, and south of Units 3 and 4. Its accommodation will comprise of a living room, kitchen/diner, utility, w.c. and hallway at ground floor with four bedrooms and bathroom at first floor. Two parking spaces are to be provided immediately in front of the dwelling. This unit will have a gross internal floor area of 110.9 square metres.
- 1.5 Units 3 and 4 are to be located towards the northwesternmost corner of the site, to the west of the turning head within the site and will each comprise of two storey detached dwellings with a living room, kitchen/diner, w.c. and

hallway at ground floor, and four bedrooms and bathroom at first floor. These units will each have a gross internal floor area of 120.8 square metres. The dwellings will each be provided with two off-street parking spaces.

- 1.6 Units 5, 6 and 7 will each comprise of two storey detached dwellings are to be located towards the northeasternmost corner of the application site, behind the existing supermarket. Their accommodation will comprise of living room, kitchen/diner, utility, w.c. and hallway at ground floor with four bedrooms at first floor. These units will each have a gross internal floor area of 120.8 square metres and will be provided with two off-street parking spaces per unit.
- 1.7 Vehicular access to the site is to be taken via a new access connecting with High Lane at the southernmost end of the site, as per the indicative layout that accompanied the outline application. The access will serve all of the proposed dwellings, and will provide an adequate means of turning space to enable residents, visitors and service vehicles to exit the site in a forward gear.

## **2 Site & Surroundings**

- 2.1 The application site lies within the defined settlement boundary of Brown Edge and comprises a parcel of previously developed land that is currently laid to hardstanding and which has previously been used as car parking associated with the nearby supermarket. The parcel of land is now in separate ownership to the supermarket.
- 2.2 The site is enclosed along its western boundary by semi-mature vegetation, with public open space located beyond that. The northern boundary is also enclosed by semi-mature vegetation and has residential development located beyond. Residential development also encloses the eastern part of the site, with Keith's Supermarket enclosing the southern boundary.
- 2.3 The site as a whole occupies a sustainable location, centrally located within the village close to existing services, facilities and public transport connections. The site is not within a Conservation Area, nor does it have any formal policy designation. There are no statutorily listed buildings located within the immediate locality.

### **3 Planning Policy**

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for this area comprises the Stafford Moorlands Core Strategy DPD (2020) of which the following policies are of relevance:

3.2 Policy SS1 of the Local Plan 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, in partnership with other agencies and services:

- a mix of types and tenures of quality, affordable homes, including starter homes, to meet the needs and aspirations of the existing and future communities
- quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;
- easy access to jobs, shops and transport services by all sections of the community;
- increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;
- 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.
- support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.

3.3 Policy H1 of the Local Plan states, *inter-alia*, that 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. 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 H3, 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. 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. It is assumed that higher densities will be appropriate in locations which are accessible by public transport. 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. 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.

- 3.4 Policy DC1 of the Local Plan states that new development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. Proposals should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance. Development should also protect the amenity of the area, including residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.
- 3.5 Policy T1 of the Local Plan 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 Other Material Considerations**

##### **National Planning Policy Framework**

- 4.1 The National Planning Policy Framework seeks to secure the delivery of sustainable development and sets out guidance *inter alia*, in respect of securing high quality design and assessing transport impacts. The content of the National Planning Policy Framework has been taken into consideration in the preparation of this application and is discussed in more detail within the Planning Assessment below.

##### **Staffordshire Moorlands Design Guide SPD**

- 4.2 This document sets out guidance aimed at securing high quality design that respects and reinforces the vernacular of the Staffordshire Moorlands. The content of this document has been taken into consideration in the preparation of this application and is discussed in more detail within the Planning Assessment below.

##### **Staffordshire Moorlands Space about Dwellings SPG**

- 4.3 This document sets out minimum amenity standards that new development should seek to achieve in order to ensure an adequate level of residential amenity for both future occupiers and existing neighbouring occupiers. The content of this document has been taken into consideration in the preparation of this application and is discussed in more detail within the Planning Assessment below.

## **5 Planning Assessment**

### **Principle of Development**

- 5.1 The principle of erecting dwellings on this site has already been established under application SMD/2019/0142 which granted outline consent for the erection of up to 8 dwellings, with means of access approved. This Reserved Matters submission proposes the erection of 6no. dwellings on the site, and seeks approval of matters of scale, layout, appearance and landscaping, which are considered in turn below.

### **Scale**

- 5.2 The scale of existing dwellings within the surrounding area is typically two storeys in nature, with a marked variation in the height of properties, ranging from older, smaller, cottage style properties, to more modern constructions that stand much taller with rooms in the roofspace. It is also a common characteristic of the area for taller dwellings to sit juxtaposition with smaller properties. There are some dormer bungalow style properties observable within the surrounding area, but these are the exception rather than the norm, with a very clear predominance of two storey development within the immediate vicinity of the site.
- 5.3 The application proposes the erection of dwellings that are all two storeys in nature, and consequently there are firmly in keeping with the prevailing character of the surrounding area. The proposed scale of development is therefore in accordance with the requirements of policies SS1, H1 and DC1 of the Local Plan and guidance set out within the adopted Design Guide SPD.

### **Layout**

- 5.4 The proposed layout seeks to provide some visual interest to High Lane by siting one of the new dwellings alongside the new vehicular access. An area

private amenity space will be will be provided to the north of that dwelling, along with two off-street car parking spaces.

- 5.5 The vehicular access will then meander northwards down to the lower end of the site, with Unit 2 located alongside, and presenting its principal elevation to views on approach, again adding to the visual interest of the site. The remaining dwellings will be arranged around the turning head serving the site, with Units 3 and 4 facing eastwards, Units 5 and 6 facing southwards, and Unit 7 facing westwards.
- 5.6 The site layout is considered to be in keeping with the nucleated character of this part of the village, with each dwelling afforded an appropriate area of private amenity space to meet the minimum requirement of 65 square metres as set out in the Space about Dwellings SPG. The proposal meets all of the Local Authority's minimum interface distances when it comes to inter-relationship with surrounding built development, with only very modest shortfalls between the proposed dwellings themselves, which are considered to be outweighed by the visually pleasing, nucleated layout that is achieved. To minimise such impacts, Units 3 and 7 have been handed so that they do not have principal windows directly facing one another. Each of the dwellings furthermore exceeds the minimum internal floorspace requirements as set out in the DCLG Technical Housing Standards, thus meeting the requirements of policy H1 of the Local Plan.
- 5.7 The layout of the site has furthermore been informed by the accompanying Tree Survey prepared by Tree Heritage, which demonstrates that the proposed development will not give rise to any encroachment into the root protection areas of the nearby trees along the western and northern boundaries of the site. The proposed layout of the development is therefore in accordance with policies SS1, H1 and DC1 of the Core Strategy.

### **Appearance**

5.8 The surrounding area exhibits a widely varying character, with a mixture of architectural styles, detailing and palette of materials observable. There is a mixture of hipped roof and gabled roof properties, mixture of stone, brick and rendered properties, a mixture of window sizes / proportions, and a mixture of architectural detailing. Consequently, there is no strong prevailing vernacular observable within the locality.

5.9 The proposed dwellings seek to reinforce local vernacular by incorporating the a number of key design characteristics as identified within the adopted Design Guide SPD, including:

- A scale of development which is in keeping with the scale of nearby properties which are typically two storeys in nature;
- A balance of proportions between the overall shape of the walls and the openings contained therein;
- The use of a similar size and proportion of opening throughout;
- The achievement of a high solid to void ratio;
- A harmonious arrangement of openings, with windows and doors aligned in columns and storeys rather than randomly placed, and with a vertical emphasis;
- A dominant roof line emphasised by gables;
- A steep pitched roof to reflect traditional Moorlands vernacular;

- Window frames to be recessed by 50mm to avoid a flat appearance to the elevation and to emphasise the solidity of the walls;
- Provision of stone cills and lintels to the windows and doors.

5.10 Having regard to these considerations, and the particularly varied character of the surrounding area, it is submitted that the proposed appearance of the development will be in keeping with the character and appearance of the surrounding area, and meets the requirements of policies SS1, H1 and DC1 of the Local Plan, and accompanying Design Guide SPD.

#### **Landscaping**

5.11 At present this site is laid to hardstanding and consequently contributes little to the character and appearance of the area. The proposed development affords opportunities to enhance the appearance of the site as part of the residential proposals, including the provision of new shrub and tree planting. The landscaping proposed will complement the layout of the site, and will secure a net gain in biodiversity, and is considered to meet the requirements of policies SS1 and DC1 of the Core Strategy.

#### **Car Parking**

5.12 The Local Authority's adopted parking standards indicate that for dwellings with up to three or four bedrooms should be provided with 2 or 3 parking spaces respectively. Units 2 – 7 inclusive comprise of four bedroomed units and are each to be provided with two off-street parking spaces, which represents a shortfall against the adopted parking standards. However, in consideration of this matter regard has to be given to the highly sustainable location of this site in close proximity to the day-to-day services on offer within the village, as well as its regular public transport connections to Hanley and Endon. Having regard to the highly sustainable location of the site it is

submitted that the proposed level of off-street parking is acceptable will not give rise to any severe residual impacts to highway safety as set out in paragraph 109 of the NPPF.

## **6 Conclusion**

- 6.1 The proposed scale, layout, appearance and landscaping of the proposed development is considered to be in keeping with the character and appearance of the surrounding area and will not give rise to any loss of amenity to existing neighbouring occupiers, nor the future occupiers of the dwellings themselves. The proposal furthermore provides adequate off street parking to meet the needs of future occupiers having regard to the highly sustainable location of the site. The proposal also demonstrates via the accompanying Tree Survey that the development will not give rise to any adverse impact to existing trees.
- 6.2 The proposed development is therefore in accordance with the provisions of policies SS1, H1, DC1 and T1 of the Staffordshire Moorlands Local Plan (2020) and guidance contained within the National Planning Policy Framework, Design Guide SPD and Space about Dwellings SPG.