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Planning, Development & Heritage Consultants

Mr and Mrs Snape

Land and storage building at Bank Lane,
Tintwistle, SK13 1NQ

Planning, Design and Access Statement

22 November 2017

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Appendix 1: Assessment of Planning History

1. Introduction

- 1.1 This Planning, Design and Access Statement has been prepared by Paul Butler Associates on behalf of Mr and Mrs Snape. The statement has been provided in support of a full planning application for a residential development at Bank Lane, Tintwistle, SK13 1NQ. The application is for the construction of a two bedroomed single storey cottage following demolition of an existing storage building.
- 1.2 The applicants live at 'Pinetrees' which is located immediately to the west of the site. They are now retired and are looking to downsize. Subject to this application being approved their intention is to move into the proposed cottage.
- 1.3 In order to provide a clear understanding of the application proposal, this Planning, Design and Access Statement includes:
- A description of the application site and surrounding area;
 - A review of relevant planning history and a summary of pre-application discussions;
 - A description of the proposed scheme;
 - A review of national and local planning policies of relevance to the scheme;
 - An appraisal of the scheme against relevant planning policies and an assessment of the scheme in relation to its immediate and surrounding context; and,
 - A conclusion.

2. The Application Site and Surrounding Area

The Application Site

- 2.1 The site is located to the south of Tintwistle and lies to the north of Bank Lane. It is roughly rectangular in shape and approximately 480sqm in size (refer to figure 1 below).



Figure 1: Aerial view identifying the application site (outlined red).

- 2.2 Access to the site is taken from Bank Lane which is an adopted highway. Bank Lane is a single carriageway in front of the site and connects New Road to the west with Woodhead Road to the north. The road is surfaced with stone sets.
- 2.3 The topography of the site rises to the north and it is approximately 3-4 metres above Bank Lane. A roughly tarmacked sloping driveway provides access into the site. Bank Lane also forms the Peak District National Park boundary which the site lies just outside of.
- 2.4 A long narrow single storey building is located along the northern boundary of the site, currently used for storage. This is constructed of blockwork with timber cladding and a

shallow pitched corrugated metal roof. There several other crude structures on the site which are also used for storage.



Figure 2: View of the existing building on the site.



Figure 3: View of the existing building on the site.

- 2.5 The site is overgrown in places with various building materials and equipment being stored. There are a mix of boundary treatments including coniferous trees to the east and west and timber post and rail fencing to the south. Overall the site is in a poor condition and has a negative impact on the area and its landscape character.
- 2.6 The site is identified as within 'Countryside' by the High Peak Local Plan Map 2016 (figure 4). The site is also just outside the 'built-up development boundary' which lies to the west of the site.

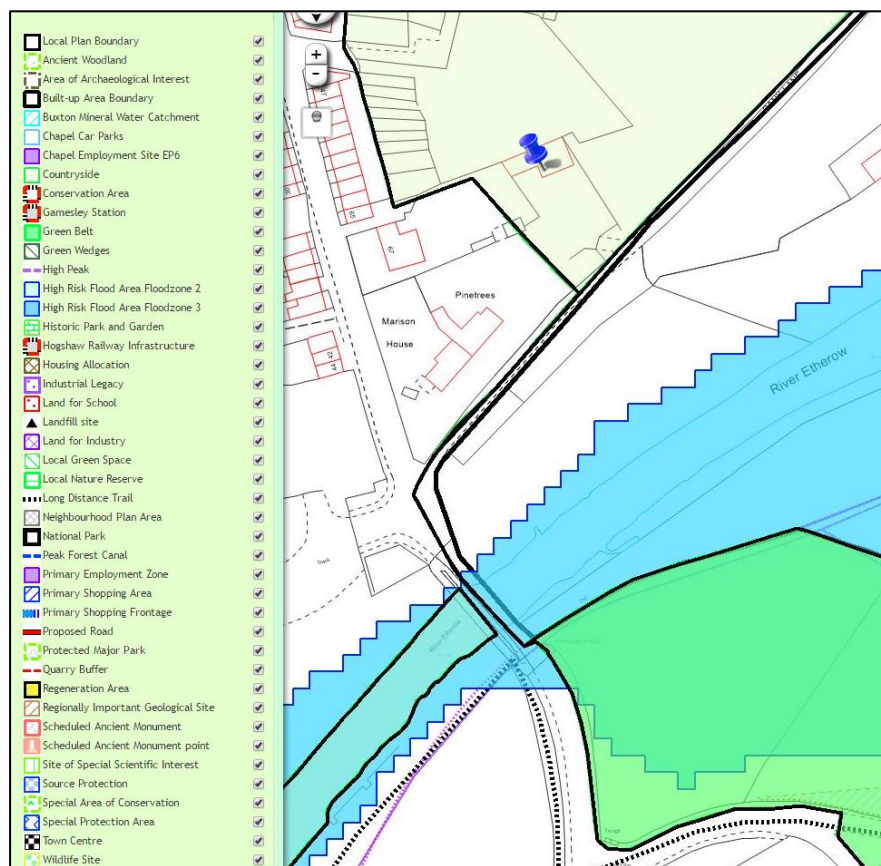


Figure 4: Extract from the Interactive Local Plan Map 2016. The site is identified by the blue pin. The site is within the 'Countryside' planning designation.

- 2.7 The existing building on the site is not of any heritage interest and the site does not lie within a Conservation Area.
- 2.8 The site is in Flood Zone 1 which is land assessed as having a 1 in 1000 annual chance of flooding from river and seas (figure 5).

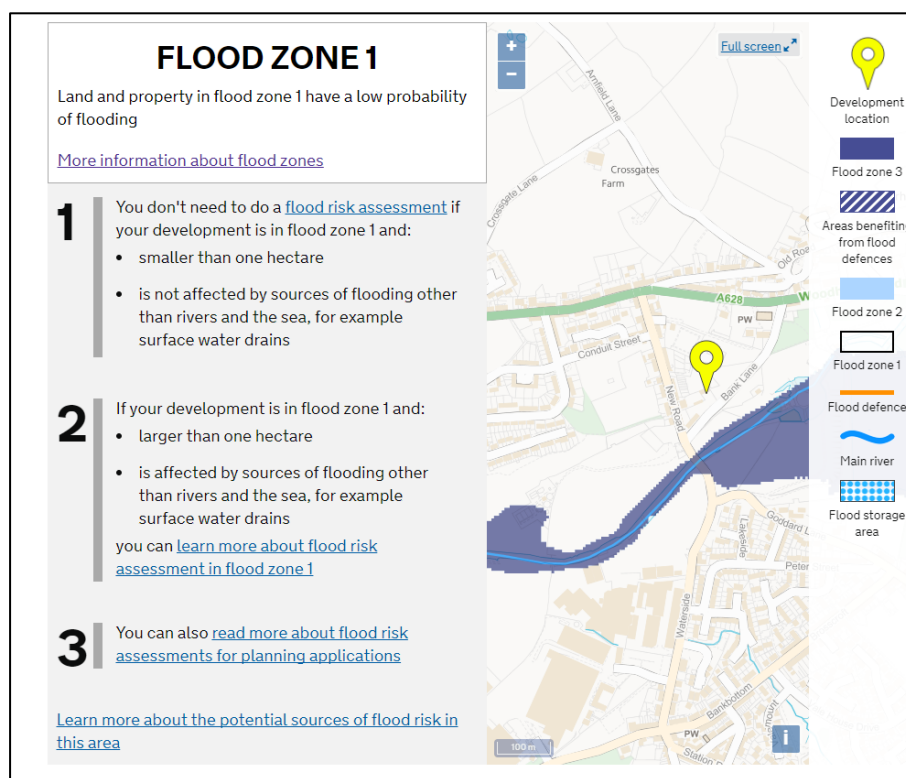


Figure 5: Flood Risk Map.

The Surrounding Area

- 2.9 The site is located within Tintwistle, just outside but adjacent to the built development boundary. Tintwistle is identified by the High Peak Local Plan as a 'Larger Village' within the borough. The site is therefore conveniently located in relation to the existing facilities and services within Tintwistle. Within Tintwistle there are churches, a village Store, hairdressers, several public houses, a cricket club, bowling green and playing pitches. The site is less than 300m from Manchester Road which forms part of the No. 237 bus route between Glossop and Ashton-under-Lyne.
- 2.10 The site is well located in terms of health facilities with Hadfield Medical Centre located approximately 600m away and Lambgates Health Centre 950m away. The site is also close to educational establishments including 'Tintwistle CofE Primary School (500m), Padfield Community Primary School (1.2Km), Hadfield Infant School (1.2Km), St Charles's Catholic Primary (1.2Km), St Andrew's CofE Junior School (1.3Km), Hollingworth Primary School (2Km), and Longdendale High School (2.1Km).

3. Planning History and Pre-application Discussions

Planning History

- 3.1 A review of High Peak Council's online planning database was undertaken on 11 October 2016. Some of the applications were unavailable to view online due to their age. An appointment was therefore made to view the files for these applications at the Council's offices in Glossop on 17 October 2016. The online databased was examined again on 16 November 2017. The applications identified by the planning history research are presented in the table below with the most recent first. A discussion of potential implications of the planning history for the proposed development follows.

Planning Application Reference number	Location	Proposed Development	Decision and determination date
HPK/0003/4747	Adjoining Embankment Bank Lane Tintwistle	Landfill & regrading project for field access & livestock loading & unloading	Approved 29.11.1995
HPK/0003/4736	Plot adj Bandroom New Road Tintwistle	Erection of double garage	Approved 18.10.1995
HPK/0001/5194	Land north east of Marison, Bank Lane, Tintwistle, Glossop, SK13 1NQ	For proposed erection of dwelling house [This application proposal was identical to applications HPK/0001/1745 and HPK/0001/2841]	Refused 21.09.1981
HPK/0001/2841	Land north east of Marison, Bank Lane, Tintwistle, Glossop, SK13 1NQ	For proposed erection of private dwelling [This application proposal was identical to applications HPK/0001/5194 and HPK/0001/1745.	Refused 14.07.1980
HPK/0001/1745	Land north east of Marison, Bank Lane,	For proposed erection of dwelling [Inspection of the planning file identified	Refused 18.02.1980

Planning Application Reference number	Location	Proposed Development	Decision and determination date
	Tintwistle, Glossop, SK13 1NQ	that this was a 2 storey dwelling above a garage]	

Planning History Discussion

- 3.2 The three applications highlighted in the table above were for the proposed erection of a 2 storey private dwelling on the application site (an identical dwelling was proposed each time). These historic applications are at least 35 years old and there have been changes to national and local planning policy since this time, whilst the proposal is now significantly different. It is now for a modest single storey two bedroomed cottage which has been designed to be sensitive to the character of the site. Consideration of the application against previous reasons for refusal is provided at Appendix 1.

Pre-application Discussions

- 3.3 Pre-application discussions have taken place with High Peak Borough Council prior to the submission of this planning application. Paragraphs 188 – 195 of the National Planning Policy Framework sets out the benefits of early engagement, including consideration of all fundamental planning issues associated with a proposal, which enables timely decisions to be made and reduces costs/delays to the applicant; and, enables agreement on the information required to accompany an application.
- 3.4 A formal pre-application enquiry was submitted to the High Peak Council in May 2017. A site meeting took place with Lisa Howard (Planning Officer) in June 2017 to discuss the proposed scheme. A written pre-application response was provided in July 2017. Following this further discussions took place regarding the merits of the scheme. During correspondence, the Case Officer stated that *‘the proposed demolition of the existing structures on the site and construction of a sensitively designed dwelling in the location proposed may be considered to serve as an enhancement that would bring the site more*

in line with the character of the area. For the Council to accept such an argument the case would need to be substantially set out in a Planning Statement. In considering the planning balance we would give consideration to matters of siting, scale and visual impact.' Section 6 of this Statement provides justification that the proposed scheme will deliver an enhancement to the site and the character of the area.

4. The Proposed Scheme

- 4.1 The scheme comprises the demolition of the existing storage building and construction of a new 2 bedroomed single storey cottage. The applicants live at 'Pinetrees' located immediately to the west of the site. They are now retired and are looking to downsize. Should planning permission be granted it is their intention to move into the proposed cottage. This will allow them to remain in the community close to family and friends in a property which has been carefully designed to meet their requirements.
- 4.2 As shown by drawing 713 01 Rev A 'Planning Drawing' the cottage would be aligned north east - south west and sited towards the south of the site close to Bank Lane. The property would be set within the topography of the site and constructed of local vernacular materials including stone elevations and slate roof. The building would be similar in appearance to a modest rural building.
- 4.3 The existing access to the site will be maintained and will provide vehicular access for one car. Externally there would be a driveway and patio area located in front of the cottage. The areas to the rear and each side of the cottage would be lawned. Native hedging would be planted around the site boundaries.
- 4.4 Internally the property would include an open-plan entrance hall, lounge, and dining area; separate kitchen; utility room; bathroom; and, two double bedrooms, one benefitting from an ensuite.
- 4.5 Further discussion regarding the design of the proposed cottage and its relationship with the surrounding area is provided in Section 6 of this Statement.

5. Planning Policy Context

5.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following documents:

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for High Peak.

National Planning Policy Framework

5.2 Published on 27 March 2012, the NPPF sets out the Government's planning policies for England and is a material consideration in the determination of the application. The document states that the purpose of the planning system is to contribute to the achievement of sustainable development. It seeks to achieve this objective by:

Achieving Sustainable Development

- Setting out that there is a need for the planning system to perform a number of roles, including an economic role, social role and environmental role (Paragraph 7).
- Seeking improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including: replacing poor design with better design; improving the conditions in which people live, work, travel and take leisure; and, widening the choice of quality homes (Paragraph 9).

The Presumption in Favour of Sustainable Development

- Determining planning applications for planning permission in accordance with the development plan unless material considerations indicate otherwise (Paragraph 11).
- Approving development proposals that accord with the development plan without delay (Paragraph 14).

Core Planning Principles

- Setting out planning principles that should underpin both plan-making and decision-taking, including:
 - ensuring that planning proactively drives and supports sustainable economic development to deliver the homes needed;
 - securing high quality design and a good standard of amenity for existing/future occupants of land and buildings;
 - supporting the transition to a low carbon future and encouraging the reuse of existing resources;
 - contributing to conserving and enhancing the natural environment and reducing pollution;
 - encouraging the effective use of land by reusing land that has been previously developed;
 - encouraging multiple benefits from the use of land in urban areas; and,
 - managing growth to make fullest possible use of public transport, walking and cycling, and focusing development in locations which are sustainable (Paragraph 17).

Section 1: Building a Strong, Competitive Economy

- Ensuring that the planning system does everything it can to support sustainable economic growth and not act as an impediment (Paragraph 19).
- Recognising that a lack of housing can be a potential barrier to investment (Paragraph 21).

Section 4: Promoting Sustainable Transport

- Setting out that developments should be located and designed where practical to:

- give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and,
 - create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians (Paragraph 35).
- Planning policies aiming for a balance of land uses within their area so that people can be encouraged to minimise journey lengths (Paragraph 37).

Section 6: Delivering a Wide Choice of High Quality Homes

- Sets out that a fundamental objective of the NPPF is to boost significantly the supply of housing (Paragraph 47).
- Advising that housing applications should be considered in the context of the presumption in favour of sustainable development (Paragraph 49).
- Local Authorities (LAs) delivering a wide choice of high quality homes, widening opportunities for home ownership and creating sustainable, inclusive and mixed communities by planning for a mix of housing to meet needs of different groups in the community; and, ensuring that the size, type, tenure and range of housing reflects local demand (Paragraph 50).

Section 7: Requiring Good Design

- The Government attaching great importance to the design of the built environment and requiring that planning decisions should aim to ensure that developments:
 - will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live and visit;

- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses, and support local facilities and transport networks;
 - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and,
 - are visually attractive as a result of good architecture and appropriate landscaping (Paragraph 58).
- Planning policies/decisions addressing the connections between people and places and the integration of new development into the natural, built and historic environment (Paragraph 61).

Section 8: Promoting Healthy Communities

- Facilitating social interaction and creating healthy and inclusive communities by amongst other things: creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion (Paragraph 69).

Section 10: Meeting the challenge of climate change, flooding and coastal change

- Securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure (Paragraph 93).

Section 11: Conserving and Enhancing the Natural Environment

- Planning policies and decisions encouraging the effective use of land by re-using land that has previously been developed (Paragraph 111).

Decision-taking

- LAs approaching decision-taking in a positive way to foster the delivery of sustainable development (Paragraph 186).
- LAs looking for solutions rather than problems, with decision-takers at every level seeking to approve applications for sustainable development where possible, and LAs working proactively with applicants to secure developments that improve economic, social and environmental conditions of the area (Paragraph 187).

The Development Plan for High Peak

5.3 The Development Plan for High Peak comprises the following documents:

- High Peak Local Plan (April 2016) (including written document and plan);
- Supplementary Planning Documents.

High Peak Local Plan (April 2016)

5.4 The Local Plan was adopted on 14 April 2016. The High Peak Local Plan sets out the Council's vision and strategy for the Borough until 2031, the proposed locations for development and policies which will be used in determining planning applications. The Local Plan covers the administrative area of High Peak Borough Council except for that part within the Peak District National Park and replaces the 'saved' policies of the High Peak Local Plan (2005). The main local planning policies of relevance to the proposal are summarised below:

- Policy S 1 'Sustainable Development Principles' which states, the Council will expect that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area.
- Policy S 1a 'Presumption in Favour of Sustainable Development' which states, that when considering development proposals the Council will take a positive approach that

reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

- Policy S 2 'Settlement Hierarchy' which states development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy: Market Towns, larger villages, smaller villages, other rural areas. Tintwistle is identified as a larger village.
- Policy S 5 'Glossopdale Sub-area Strategy' which states, the Council will seek to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlements, provide an increasing range of employment opportunities, promote the growth of a sustainable tourist economy and meet the housing needs of the local community. This will be achieved by amongst other things ensuring that development protects and/or enhances landscape character and the setting of the Peak District National Park.
- Policy EQ 1 'Climate Change' which states, the Council will adopt strategies to mitigate and adapt to climate change. In addressing the move to a low carbon future for High Peak, the Council will plan for new development in locations and ways that reduce greenhouse gas emissions and adopt the principles set out in the energy hierarchy.
- Policy EQ 2 'Landscape Character' which states, the Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.
- Policy EQ 3 'Rural Development' advises that outside the settlement boundaries and sites allocated for development as defined on the Policies Map, the Council will seek to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and

economic development. Certain forms of residential development will be permitted in the designated Countryside.

- Policy EQ 5 'Biodiversity' which states that the biodiversity and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.
- Policy EQ 6 'Design and Place Making' which states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.
- Policy EQ 11 'Flood Risk Management' which states that the Council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development.
- Policy H 1 'Location of Housing Development' which states the Council will ensure provision is made for housing taking account all other policies in the Local Plan. The Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in the Local Plan, provided that:
 - The development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and
 - the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and
 - it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and
 - the local and strategic infrastructure can meet the additional requirements arising from the development

- Policy CF 6 'Accessibility and Transport' which states that the Council will seek to ensure that development can be safely accessed in a sustainable manner.

5.5 The detailed assessment of the scheme within the following planning appraisal section confirms that the proposal accords with the above Local Plan policies.

Supplementary Planning Documents (SPDs)

5.8 There are also various Supplementary Planning Documents/Guidance of relevance to the proposed scheme, which include:

- Landscape Character SPD (March 2006);
- Residential Design SPD (December 2005); and,
- Designing Out Crime SPG (June 2005).

5.9 The proposed redevelopment scheme has been designed in accordance with the relevant policies of the above SPDs.

6. Planning Appraisal

6.1 Having regard to the relevant planning policy guidance in the previous section, the key material considerations against which the proposed scheme should be considered, and which are discussed in this section, include:

- Principle of Development
- Design: Layout, Height/Scale/Massing, Appearance and Landscaping
- Potential Impact on Residential Amenity
- Sustainable Development: Economic, Social and Environmental Benefits
- Highways, Accessibility and Parking
- Crime and Security Issues
- Ecology
- Flood Risk and Hydrology
- Planning Obligations

Principle of Development

6.2 The key planning policies relating to the principle of the development proposals are Local Plan Policies EQ 2, EQ 3 and H 1.

6.3 Local Plan Policy EQ 2 seeks to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area. Local Plan Policy EQ 3 seeks to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development.

6.4 The subject site is occupied by a single storey building and several other crude structures currently used for storage. Prior to being brought into storage use the building was used as

part of an indoor pig rearing unit. This use ceased in March 2016 as the business was no longer viable.

- 6.5 The existing single storey building has a concrete slab floor, blockwork walls and metal framed roof which is out of keeping within the local vernacular/character (see figures 6 and 7). Although the building is of a permanent and substantial construction and would be capable of conversion it is considered preferential to develop a new build dwelling on the site which can be more sensitive to the landscape character of the site and the Countryside planning designation, and be tailored to meet the requirements of the applicants.



Figure 6: Photograph showing construction of the existing building and its use for storage.



Figure 7: Photograph showing construction of the existing building and its use for storage.

- 6.6 As shown by the application drawings, the proposed cottage will have a modest footprint and will be single storey. The cottage will be similar to the existing storage building in terms of its footprint and height, whilst it will be nestled into the hillside ensuring that it will be visually recessive. The new building will be constructed of materials selected to represent the local vernacular including gritstone walls and slate roof. This is consistent with advice provided by the 'Landscape Character SPD'. The demolition of the existing building and construction of the proposed cottage will dramatically improve the appearance of the site, immediate setting and the wider landscape character.
- 6.7 In addition to replacing the existing storage building the scheme will also enhance the appearance of the site more generally. The site is in a poor condition with a number of other crude structures, poor quality boundary treatments and areas of open storage

presented. Vegetation on the site is also overgrown and contributes further to the negative appearance of the site (refer to figures 8-11).



Figure 8: Photograph showing crude structures and overgrown vegetation.



Figure 9: Photograph showing crude structures on the site.



Figure 10: Photograph showing the poor quality appearance of the site.



Figure 11: Photograph showing the poor quality boundary treatments.

6.8 In contrast to the current condition of the site, the redevelopment proposal will involve associated landscaping being undertaken which will improve its appearance. Works will include the planting of grassed areas, native hedge planting on the site boundaries and the construction of a driveway/patio area (using natural, permeable material). These works will make a positive contribution to the landscape character of the area and will further ensure that the proposed cottage successfully integrates with and enhances its surroundings.

6.9 For the above reasons the scheme will deliver a significant enhancement to the landscape setting of the site, both through the construction of a modest and sympathetic cottage, and

enhancements to the general appearance and landscaping of the site. On this basis the proposal complies with Local Plan Policies EQ 2 and EQ 3.

6.10 The principle of residential development should also be considered against Local Plan Policy H 1 'Location of Housing Development'. This policy advises that *'the Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in this Local Plan, provided that:*

- *The development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and*
- *the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and*
- *it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and*
- *the local and strategic infrastructure can meet the additional requirements arising from the development'.*

6.11 Dealing with each of the bulletpoints of Local Plan Policy H 1, it is noted that:

- The site is located immediately adjacent to the built development boundary as confirmed by figure 2. The proposed development would be well related to the existing pattern of development and involves the redevelopment of a site which is currently occupied by a building. The proposed cottage would be constructed on a similar building line to 'Pinetrees' and 'Marison House' both of which also front Bank Lane. There are no land uses in the vicinity of the site which would conflict with the proposed residential use. The single storey cottage is of an appropriate scale for the site and settlement.
- As noted previously, the site already accommodates built development. The replacement of the existing building with a modest, single storey cottage will not result in a prominent intrusion into the countryside. As has been described above the proposed scheme will have a significant positive impact on the character of the

countryside and its landscape character and will therefore reduce intrusion into the countryside.

- Due to its location immediately adjacent to the built development boundary of Tintwistle, the site is well-located in terms of access to schools, medical facilities, shops and other community facilities. Within Tintwistle there are churches, a Village Store, hairdressers, several public houses, a cricket club, bowling green and playing pitches, all within walking distance of the site. The site is also less than 300m from Manchester Road which forms part of the No. 237 bus route between Glossop and Ashton-under-Lyne. Tintwistle is identified by High Peak Council as a 'Larger Village' where a moderate scale is promoted. High Peak Council have resolved to grant planning permission (subject to the signing of a S106 legal agreement) for the construction of 165 dwellings on the site of the Former Bridge Mills site on New Road (application reference HPK/2016/0691). This site is located approximately 150m from the application site and confirms that this area is considered an appropriate location for further residential development.
- The proposed development can be readily integrated into the local and strategic infrastructure network due to its proximity to existing built development. Access to the site is already possible from an adopted highway (Bank Lane), whilst there are no known constraints that would inhibit connections to existing utilities.

6.12 Based on the above assessment it is concluded that the proposed development meets the requirements of Local Plan Policy H 1 and should be considered an appropriate site for housing outside of the built-up area boundary.

6.13 For the reasons given within this section, the principle of the proposed development complies with Local Plan Policies EQ 3, EQ 2 and H 1.

6.14 It is important to highlight that the proposed scheme is also deliverable on the site for the following reasons:

- **It is Available** – The applicant owns the site and is therefore in a position to develop it once permission is secured.

- **It is Suitable** – The suitability of the site for residential development is confirmed throughout this report, by reason of its proximity to existing residential development, Tintwistle, and facilities to meet the day-to-day requirements of future residents.
- **It is Achievable** – There are no policy restrictions or development constraints that would impact on the scheme's deliverability. Should planning permission be granted, the applicant is keen to commence works on site immediately.
- **It is Viable** – The scheme is viable and deliverable in the short-term.

Design: Layout, Height/Scale/Massing, Appearance and Landscaping

- 6.15 Local Plan Policy EQ 6 'Design and Place Making' advises that all development should be well designed and of a high quality and contribute to local distinctiveness and sense of place. The proposal has been developed based on an understanding of the site's context and the landscape character of the area including review of the 'Landscape Character SPD'. Matters relating to the scheme's layout; height, scale and massing, appearance and landscaping are discussed under the headings below:

Layout

- 6.16 The proposed cottage would be positioned towards the front of the site, aligning Bank Lane. Positioning the property in the location allows for the driveway/patio area to be provided in front of the cottage, with landscaped gardens to the sides and rear. It also improves security by providing built frontage to Bank Lane and allows future residents to monitor comings and goings to the property.
- 6.17 Internally the property will provide high quality accommodation to meet the needs of applicants. The cottage will include an open-plan entrance hall, lounge, and dining area; separate kitchen; utility room; bathroom; and, two bedrooms.

Height/Scale/Massing

- 6.18 The proposed cottage is single storey only, with a modest footprint, and has been deliberately designed to nestle into the existing topography of the site to ensure that it is visually recessive. The property has also been designed with a pitched roof with a low ridge height which will also minimise impact on the Countryside designation. The visual impact of the proposed cottage will also be minimal as a result of the use of local vernacular materials including gritstone walls and slate roof, which will enable it to blend into the landscape. This compares with the existing storage building which has blockwork elevations and a metal roof which have much greater visual impact and cause harm to the landscape character of the area. The shiny metal roof in particular is prominent particular when it catches and reflect sunlight. Overall the proposed scheme will have a beneficial impact in terms of visual impact on the surrounding area.

Appearance

- 6.19 The proposed materials will reflect the local vernacular with stone elevations and slate roof. The cottage will have a simple form and would not be out of keeping with other rural building styles found locally with its asymmetrical roof, small windows punched in solid, and, stone door and window jambs.

Landscaping

- 6.20 In terms of landscaping, the majority of the site will comprise grassed areas. A driveway/patio area will be in front on the cottage which will be constructed from natural, permeable materials. Native hedging will be planted to form the boundary treatments.
- 6.21 The scheme is of a high design quality that has been developed following analysis of the site's context. The scheme will enhance the appearance of the site, local area and wider landscape setting. The scheme therefore accords with Local Plan Policies EQ 2 and EQ 6; the 'Residential Design' and 'Landscape Character' SPDs; and, provisions of the NPPF.

Potential Impact on Residential Amenity

- 6.22 With regards to the scheme's potential impact on residential amenity, two issues require consideration: whether the proposed scheme will maintain a satisfactory level of amenity for neighbouring residents; and, whether the design will ensure that future occupants are able to enjoy a satisfactory level of amenity.

Neighbouring Residents

- 6.22 The nearest dwelling to the proposed site is 'Pinetrees' located immediately to the west of the site, which is where the applicants currently live. The proposed cottage will be situated fronting Bank Lane and on a similar building line to 'Pinetrees'. No windows are proposed to the west elevation of the proposed cottage thereby avoiding any potential for overlooking. The garden of 'Pinetrees' – which includes mature planting – is positioned between the site and 'Pinetrees' and provides sufficient privacy. The proposed development of the site will not give rise to any other adverse amenity effects such as visual intrusion, overlooking, shadowing, overbearing effect, noise, or light pollution.

Proposed Dwelling

- 6.23 Future residents of the proposed cottage will be provided with a good level of amenity including high quality internal accommodation and sufficient external amenity space.
- 6.24 The proposed cottage will not be overlooked by any nearby properties or be affected by any other amenity impacts. There are no land uses on nearby land which could have a potential impact on the amenity of future residents of the proposed cottage.
- 6.25 The proposed scheme will not have a detrimental impact on the amenity of existing residents or future occupants of the cottage, and as such accords with Local Plan Policy EQ 6 and the 'Residential Design' SPD, and provisions of the NPPF.

Sustainable Development: Economic, Social and Environmental Benefits

- 6.26 The proposal will have high sustainability credentials as a result of the economic, social and environmental benefits that it will bring.

Economic Benefits

- 6.27 The proposed development will bring a number of economic benefits during and post construction, particularly in terms of job creation. The shortage of housing can act as a barrier to people accessing job opportunities, thus preventing the Borough from achieving its economic potential. Although for retired people, the new cottage frees up a family dwelling and this will help meet continued needs within the Borough. Ministerial statements refer to the pressing need of ensuring that the planning system does everything it can to help sustain economic growth, urging planning authorities to make every effort to identify and meet the housing needs of their areas. It is accepted that house building is a driver of the local economy. Together with creating job opportunities during and after the construction phase, the proposed housing will increase Council tax revenue, whilst existing and future retailers/businesses located in Tintwistle could benefit from increased footfall and spending in the local community.

Social Benefits

- 6.28 The site is within Tintwistle and therefore benefits from excellent access to the amenities it has to offer including open space and recreation facilities, primary and secondary schools and places of worship, which will provide for the needs of future occupants of the scheme. The proposed development will deliver high quality housing and contribute to the creation of a sustainable community. The proposal will dramatically improve the visual appearance of the site which will enhance the local area.

Environmental Benefits

- 6.29 The environmental benefits associated with the scheme have been discussed throughout this report. These include significant improvements to the appearance of the site and the provision of a cottage which reflects the local context and landscape character. The proposed cottage will be built to accord with modern building regulations and energy efficiency criteria.
- 6.30 The development will provide potential future habitats for wildlife with a large proportion of the site to comprise soft landscaping and native hedge planting proposed to the boundaries of the site.

Highways, Accessibility and Parking

- 6.31 The proximity of the site to Tintwistle and its community facilities has been previously noted.
- 6.32 Access to the site will be from Bank Lane. The site will accommodate space for one car on the front driveway area. This space will allow for a car to enter and leave the site in a forward gear. Vehicle movements associated with the proposed development will be minimal and will not material affect the wider highway network.
- 6.33 On the basis of the above the proposed scheme satisfies Local Plan Policy CF 6 and relevant provisions of the NPPF.

Crime and Security Issues

- 6.34 The proposed cottage will be sited towards the front of the site aligning Bank Lane. This will allow passive surveillance of the street to be provided by future residents. Positioning the cottage in this location also ensure that future residents can monitor coming and goings to the site more easily meaning the property is safer and more secure. For these reasons the

application is consistent with Local Plan Policy EQ 6, the 'Designing Out Crime SPG', and provisions of the NPPF.

Ecology

- 6.35 The application involves the demolition of the existing storage building and other crude structures on the site. The site does not possess any known ecological value. A Daytime Bat and Nesting Bird Survey, prepared by Rachel Hacking Ecology, has been submitted as part of the application. The survey found no evidence of bat activity, nesting bird activity, or evidence of any protected species.
- 6.36 Based on the findings of the survey the report recommends that no further survey work is required prior to implementing the cottage. As per the report recommendations, should a bat or accumulation of bat droppings be discovered at any time during the works, an experienced ecologist will be contacted for guidance and assistance. On the basis of the findings of this report, the application proposal will comply with Local Plan Policy EQ 1 and relevant provisions of the NPPF.

Flood Risk and Hydrology

- 6.37 The site is located in flood risk zone 1 which is land assessed as having the lowest probability of flooding (1 in 1000 annual change). The scheme will not increase the footprint of built development on the site, whilst permeable paving is proposed to be installed to the front of the site. On this basis the scheme will not be at risk of flooding and will not increase the flood risk on other land. The application therefore complies with section 10 of the NPPF and Local Plan Policy EQ 11.

Planning Obligations

- 6.38 National Planning Practice Guidance published by the Government has confirmed that planning obligations can only be sought on applications for residential developments of 10

or more dwellings (NPPG reference: 031 Reference ID: 23b-031-20161116). As the scheme is for only for one dwelling no planning obligations are applicable.

7. Conclusion

7.1 The proposal accords with national and local planning policy guidance, conforming with policies of the High Peak Local Plan 2016, relevant supplementary planning documents/guidance, and the NPPF.

7.2 The proposed scheme involves the demolition of low quality building and structures on the site which have a negative impact on the surroundings and the construction of a single storey cottage. The proposed cottage will be nestled into the hillside and is of a modest size and simple form which will be inkeeping with other rural building styles found locally. The site is located in an accessible location on the edge of Tintwistle and in close proximity to schools, medical facilities, shops and other community facilities. The application proposal will be associated with a series of positive planning and regeneration benefits which have been discussed throughout this Statement. On this basis Paul Butler Associates are pleased to submit this planning application and look forward to working with the Council on progressing it through to a positive determination.

Appendix 1: Assessment of Planning History

The proposed scheme is considered against the reasons for refusal of applications HPK/0001/5194, HPK/0001/2841 and HPK/0001/1745 in the table below:

Reason for Refusal	Analysis
<i>1) The Structure Plan policies for residential development in Tintwistle seek to restrict development to limited infilling and small scale development on appropriate sites within the established village. The development should be substantially surrounded by existing development and should not detract from the character of the area. The proposed development would form an extension beyond the confines of the existing village.</i>	The Structure Plan is no longer adopted planning policy therefore this reason for refusal would not be applicable to a fresh application. A fresh application will be determined against national policies contained within the National Planning Policy Framework (NPPF) and local policies contained within the High Peak Local Plan taking account of material planning considerations. An assessment of the scheme against current national and local planning policies is provided within Section 6 of this statement.
<i>2) The site is in a generally exposed position on a steep hillside where the approval of residential development would be detrimental to amenity.</i>	<p>The reason for refusal relates to impact on amenity.</p> <p>The site is occupied by a low quality storage building and its associated structures and is overgrown with vegetation. It currently and has a negative impact on the amenity of the surrounding area.</p> <p>The proposed cottage is single storey and is designed to be nestled into the hillside. Natural materials of stone and slate and the detailed design of the cottage, together with landscaping improvements, will ensure that the development will have a positive overall impact on amenity.</p>
<i>3) The proposal would represent the commencement of ribbon development along Bank Lane.</i>	There are no adopted planning policies which specifically seek to restrict ribbon development. The site is adjacent to existing residential development and is only just outside the built-up area boundary of Tintwistle. Policy H1 permits residential development adjacent to the built-up area boundary subject to satisfying policy tests. Redevelopment of the site would constitute sustainable development.

Reason for Refusal	Analysis
	Any applications which may come forward on land further along Bank Lane would be considered on their own merits. Other land does not contain existing built development therefore there would be significantly different planning issues to consider.
<i>4) Bank Lane is a narrow, non-classified road without footways and having a cobbled surface. This road is not considered suitable to serve any substantial development and acceptance of this proposal could set a precedent for further ribbon development resulting in overuse of this substandard road.</i>	<p>The proposal would be for a single 2-bedroom cottage and would not be associated with a significant number of vehicle movements.</p> <p>Again, any applications which may come forward on land further along Bank Lane would be considered on their own merits.</p>
<i>5) The site could be affected by the proposed Mottram/Hollingworth/Tintwistle bypass [This reason was absent from application HPK/0001/2841 with only the four reasons above given].</i>	The Mottram Bypass and Glossop Spur was approved on 02.12.2014. The approved route arches to the north of Mottram, Hollingworth and Tintwistle and avoiding the site. The proposed development will therefore not affect the bypass.