

# Planning Statement

## Planning and Building

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**03<sup>th</sup> August 2022**

Dear Planning Officer,

## Land Adjacent to existing shop and dwelling at 122 Macclesfield Road.

This letter accompanies the application for the above site for Outline Planning Permission (all matters reserved) for a new dwelling located on the site.

The below and attached information describes the proposal in line with the authority's policy and demonstrates the suitability of the proposal on the site.

If you require further information, then please don't hesitate to contact me.

## Submitted Documentation

The following have been submitted in accordance with validation requirements of HPBC.

- Location Plan 1:1250 identifying the application boundary and adjacent owned property.
- Site Plan – Existing and proposed at 1:200
- Design / planning statement (this document)
- Completed Application form
- Existing Site Photos

## Reserved Matters

It is intended that all matters are to be reserved.

The indicative site block plan provides only an indication of siting and scale of the proposed dwelling to illustrate the suitability of proposal and site. It is envisioned that the appearance, means of access, landscaping, layout and scale will be reserved matters and discharged by future application.

## Site Location

The proposed site is located within the Burbage area of Buxton, approximately 1.1 miles to the west of the town centre. The site is on land between St John's Road and Macclesfield Road adjacent to number 122, which is currently a convenience store with an apartment above.

The site offers access to local services such as convenience stores, local public house (temporary shut), garages, schooling including early years provisions, doctors' surgery, community services such as church, village hall and bowling club.

Buxton provides further services including train station, shopping and community offers. Access to the centre of town can be by foot or bus.



## **Existing Site**

The existing site has a large garage/workshop located on the rear of the site that access off the driveway from St John's Road. The rest of the site is a garden to the front towards Macclesfield Road. The site is bound by a stone wall and vehicle timber gates.

## **Pre Application Advice**

The client took pre-application advice by phone with James Stannard on 10<sup>th</sup> June 2022.

The planning officer was positive about the intent and confirmed that the site should provide a suitable location for a dwelling (subject to details and submission). The officer identified that the precedent of the previously consented application further reinforced this view. In principle the officer supported the principle of development.

Following the conversation the client requested and received a copy of the previous application outlined below and this has been referenced below.

## **Previous Application(s)**

HPK/0003/0276 23/05/1991 APPROVED

Outlined Planning Application - One Detached House

HPK/0003/5367 17/06/1996 APPROVED

External Steel Stairway With Doorway To First Floor

The relevant application is HPK/0003/0276 which was further renewed under application 033534 (27.06.1994) which consented an outline application for a single dwelling on the site. The client requested a copy of this application, while a scanned version was provided, the clarity is very poor and consequentially very difficult to read.

The consented scheme provides a robust precedent for the enclosed application for a single dwelling. The proposed dwelling would be of similar to the consented scheme, the authority can take comfort in the ability to address a similar approach between the schemes with no impact.

The decision notice identifies several conditions that predominantly relate to parking provisions and access, as these will form part of the reserved matters the detailed conditions are not applicable.

The application also includes a consultation from Seven Trent that notes a sewer that runs through the site. The client has no record of this sewer during purchase of the property that would normally be provide through the conveyancing process. The consented scheme noted that the sewer would either be diverted or built over appropriately.

## **Design Considerations**

The indicative footprint shown on the proposed block plan is indicative of a 3 bedroom home with around 95m of floor area over 2 stories. This provision will meet the space standards set out within the Nationally Described Space Standards that the HPBC planning policy references. The size and position is shown for reference on the site and will be finalised in discharge of the reserved matters.

As noted above the sewer that [potentially runs through the site can either be diverted or more likely bridged over in accordance with the appropriate design standards.

There is no existing provision for parking on the site of 122 Macclesfield. The current owners and occupiers have an informal access and parking arrangement with no. 124 to use the drive and parking from St John's Road, which also accesses the existing garage on site. It is envisioned this will be continued to be utilised in similar way for the apartment at no. 122.

Access and parking to the proposed dwelling will be from Macclesfield Road. The access, layout and provision will be defined in a reserved matters application.

There site is not within a flood risk area.

## Planning Policy

The proposal dwelling has been developed in accordance with local and national planning policy. This section identifies how the proposals address, and do not conflict with, the relevant policy.

In preparation of this proposal the following documents have been consulted;

National Planning Policy Framework 2021

HPBC Local Plan – Adopted April 2016

The NPPF makes it clear that local authorities need to significantly boost their supply of housing.

The proposals meet the requirements set out in **Local Plan Policy S1 - Sustainable Development Principles**, as it is a development within an existing community, minimising the need for travel, with close proximity to town and the services provided by this location, by doing so mitigating the process of climate change. The proposed dwelling does so by:

- Located within an existing community.
- Making effective use of a brownfield land.
- Making efficient use of land by ensuring that the density of proposals is appropriate and informed by the surrounding built environment.
- Minimising the need to travel by being located where there is access to a broad range of jobs, services and facilities which are accessible by foot, cycle or public transport with minimal reliance on the private car.

The proposal is located within an existing settlement and forms part of an existing street scape meeting the requirements within policy S1.

The proposals also support the Strategic Housing Development, **Policy S3** by providing additional dwelling within a sustainable location on a small site. The local plan identifies the need for between 1136-1526 new dwellings within the Buxton Area of which 815 are on allocated sites, which are supplement by a potential further 300 single or small sites. The proposed site would fulfil the requirements for S3 through a single site.

**Local Plan Policy H1 – Location of Housing Development** 'Promoting the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose Supporting housing development on unallocated sites within defined built up area boundaries of the towns and larger villages'.

Assessing the proposals against the relevant criteria outlined within these Local Plan Policy H1 it is considered that the principle of a new dwelling on the site is acceptable and would assist the Council in meeting the target for small scale housing in Buxton through infill utilising a brownfield site. Furthermore, the proposals adhere to the broad principles outlined in the NPPF for housing, including requiring Councils to boost significantly their housing development.

The proposed dwelling provides for the housing needs of the community set out by **Policy S7 'Buxton Sub Area'** by planning for sustainable housing in a suitable and deliverable site sufficient to meet the requirements of the on sub-area within the built-up area boundary primarily in Buxton.

It is intend that the proposed dwelling meet (or exceed) the environmental performance standards in accordance with Local Plan Policy EQ1. The detail will be developed in the later reserved matter application.

**Policy EQ 6** 'Design and Place Making' requires that '...development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity'.

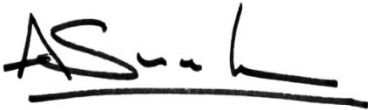
The proposed dwelling would meet these requirements as set out in Policy EQ6, as the site is a continuation of the existing street layout and form. It would not adversely impact the local character or amenity of the proposed dwelling or existing area.

The proposed dwelling supports the principles of sustainable travel within **Policy CF1**. The location of the property is close to the town to allow easy access to the facilities that the town affords. In addition, there a number of local services, such as the doctors surgery and schools are within walking distance as set out above. Parking Guidance within Appendix 1 of the High Peak Local Plan provides the expected parking standards for different development types. It recommends a 3 bed dwelling house (C3) has access to 2 spaces. This guidance also states that 'Each application will be considered in the context of its need for parking and its impact on the local road network'. The final details will be developed in the application of the reserved matters, but it is intent to provide onsite parking.

This statement has been prepared to support and assist in the understanding of the proposed dwelling on the described site. As outlined above the design has been prepared in accordance with the relevant planning policy and should be considered acceptable when accessed against the local and national policy. Furthermore the previously consented scheme offers a robust comparison and precedent.

If you require further information or have any queries, then please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'ASwain-Fossey', with a horizontal line drawn underneath.

Adam Swain-Fossey RIBA ARB  
For and on behalf of Swofo Architects LTD  
Principal RIBA Membership no: 10295192  
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