

Plan:8 Town Planning Ltd

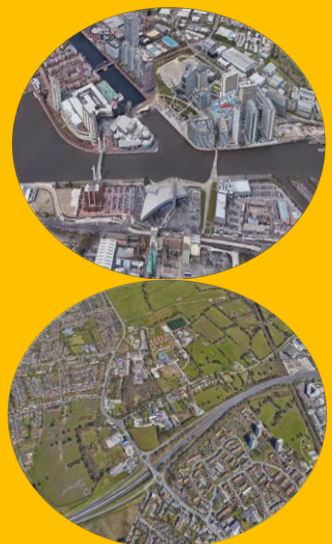
Supporting Planning Statement

Proposal: Erection of a Replacement Dwelling

Site Address: 40 Glossop Road, Charlesworth, SK13 5EZ

July 2023

Prepared for Mike Street



Plan:8 Town Planning Ltd

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Context of the Planning Application

- 1 The purpose of this statement is to assess the proposed development against the prevailing planning policies and the spatial suitability for housing at the site. The applicant intends to develop the site with one house, as set out in the submitted plans by Alan Sorah of PlanMan3D.
- 2 In response to the planning policy framework the main areas of comment in this statement are:
 - There is a shortage of housing generally;
 - Sustainable location;
 - Beneficial development that improves the character of the Conservation Area
- 3 All of the above factors are taken into account when concluding that planning permission should be granted.

The Site, The Area and The Proposal

- 4 The property is an existing single storey bungalow with front, side and rear garden which fronts Glossop Road, the street being to the west. The site slopes down from the rear boundary at the back of the rear garden down toward the boundary with Glossop Road. There are some trees on the northern and eastern boundaries. The existing bungalow appears postwar and does not enhance the site itself or the character of the wider area, it is shown as a neutral building in the Townscape Analysis of the Charlesworth Conservation Area Appraisal.
- 5 The buildings along Glossop Road all follow the historical pattern of the main road whereas the modern houses opposite are built to a 1970's type layout. The subject property fronts Glossop Road but does not respond to the materiality or scale of other buildings in the conservation area. Housing to the southwest varies in height with two storey terraces fronting Glossop Road and closer to the application site there are more imposing heritage assets at 36 and

38 Glossop Road which are substantial in width height and projection to the rear.

- 6 As noted above the site and surroundings are within a conservation area; Charlesworth Conservation Area. There is an area of open land to the space to the north and east where the application site can be viewed from.
- 7 The proposed development is the construction of a new two storey double fronted detached house with stone front elevation as shown below:



- 8 The proposed house would be two storey with four bedrooms at first floor and a lounge, family room and large kitchen dining family room to the rear. The proposal is designed to be in keeping with materiality of the local area and in keeping with the height of the adjacent property at 36 and 38 Glossop Road. A single storey outrigger is proposed to provide family space at ground floor level. A single storey outbuilding is also proposed.
- 9 The property is close to the village centre. Pedestrian and vehicular access is proposed to be taken from Glossop Road as it is as existing. The surrounding area is predominantly residential with majority of buildings being two storey.

Planning Policy & Appraisal

- 10 Section 38 of the Planning Act dictates that planning applications are assessed in accordance with the development plan unless material considerations dictate otherwise.
- 11 The application should be determined against policies contained within High Peak Local Plan:
- S1 – Sustainable development principles
 - S1a – Presumption in favour of sustainable development
 - S2 – Settlement hierarchy
 - S3 – Strategic housing development
 - S5 – Glossopdale sub-area strategy
 - EQ6 – Design and place making
 - EQ7 – Built and Historic Environment
 - H1 – Location of housing development
 - H3 – New housing development; and
 - National Planning Policy Framework (NPPF)
- 12 The statutory Development Plan for the application site consists of the Local Plan and the National Planning Policy Framework, 2021. Where policies conflict Government is clear that the most recent policy should take precedence as such if there are areas of conflict the NPPF should take precedence. This is particularly the case for planning applications that involve new housing development where there is a proven shortage of housing. Each Council must demonstrate a five-year supply of new housing and suitable delivery of new housing.
- 13 Policy S1 establishes a range of locations where housing would in principle be acceptable. Smaller villages are not supported due to isolation however policy H1 makes exceptions for small developments of up to 2 houses where the site is not isolated. Charlesworth is not isolated but in any case, this is a proposed replacement dwelling, albeit the proposed is two storey replacement of a single storey dwelling. The Local Plan policy S1a establishes a presumption in favour of sustainable development as contained within the NPPF. The Council is

considered to have a five-year housing land supply and therefore housing supply policies are up to-date. Proposals for new housing development are assessed against Local Plan Policy H1. This policy states that the Council will ensure provision is made for housing, taking into account all other policies in the Local Plan, by supporting housing development on unallocated sites within the defined built-up area boundaries of the towns and larger villages. Redevelopment and infill developments are included as being appropriate in the defined existing settlement areas.

14 The second half of policy H1 explains where housing outside of towns and larger villages will be acceptable:

- A. 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
- B. the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and
- C. it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and
- D. the local and strategic infrastructure can meet the additional requirements arising from the development

In response to this criteria, we confirm that:

- A. The development is within the built-up area and is well related to the existing pattern of development, the proposed footprint overlaps the existing footprint.
- B. The proposal does not encroach into the countryside.
- C. A range of services are within a ten-minute walk of the site.
- D. Local infrastructure can meet the needs of the replacement dwelling.

15 We suggest that the proposal satisfies the location criteria. The submitted scheme is designed to create sustainable development with housing suitable for

a family. There is a shortage of this type of accommodation. This proposal must be considered as a positive development providing much needed accommodation.

- 16 Additionally we must consider the Local Plan was published before the NPPF. When assessing planning applications the NPPF advises:

“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved; and support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes” (NPPF, 2021).

- 17 The proposal complies with policy H1 and the NPPF with regard to the location of the proposed house being suitable. We now turn to address whether there are any adverse impacts by way of impacts upon local amenity and character.

Character

- 18 In terms of character and heritage the assessment in the Design and Access (with heritage assessment) responds to the heritage policy framework and concludes that the proposed dwelling would be suitable in situ. In terms of general policies, we note that policy S1a is positively worded, framed to permit sustainable development, with specific criteria given including:

“Seeking to secure high quality, locally distinctive and inclusive design in all development that can be accessed and used by everyone including disabled people;

“Seeking to secure developments provide a high standard of amenity for all existing and future occupants of land and buildings, ensuring communities have a healthy, safe and attractive living and working environment and the risks from potential hazards are minimised”

As we go onto discuss we consider the proposal complies with both of these criteria. Policy EQ6 is also positively framed. The policy seeks to ensure that development is:

- Well designed
- Of a high quality that responds positively:
 - to its environment
 - whilst also contributing to local distinctiveness and sense of place

- 19 To achieve the aims of creating high quality development that responds to local distinctiveness four criteria are listed for consideration:

“This will be achieved by:

- *Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes*
- *Requiring that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park*
- *Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features*
- *Requiring 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”*

- 20 The High Peak Residential Design SPD of 2005 spells out concisely in chapter 1 the aims of the policy guidance:

“This guide serves the following main purposes:

- *It expands upon Local Development Plan policy to provide more detailed and practical design advice for the design of residential development.*
- *It informs the reader of the dominant settlement patterns, building forms and building details distinct within the Borough.*
- *It promotes an approach to design grounded in an understanding of the qualities which contribute to local distinctiveness and sense of place in High peak.*
- *It encourages an approach towards residential design, which is mindful of context but is also innovative.*
- *It provides an effective and transparent mechanism for reviewing design quality as part of the planning process.*
- *It offers greater certainty to developers and their designers in understanding the aspirations of the Council.”*

- 21 The SPD in paragraph 4.11.2 gives a key message for designing more locally relevant layouts, this includes a request that the designer understands the setting and what surrounding streets are like. Under paragraph 4.13.2 general principles for a design strategy are listed which includes point Viii:

“Integrate with the local townscape character by evolving local settlement patterns and building forms”.

- 22 In terms of built form the SPD identifies in paragraph 5.1 four common types of house in the High Peak area which are 1) Traditional Workers Cottages 2) Mill Workers’ Terraces, 3) Small Scale Villas and 4) Grand Villas. The application site is closest linked to a mill workers cottage/terrace. The proposal will integrate well with the local vernacular and respects the settlement pattern and built form.

- 23 In section 5.7.1 the SPD confirms that for new dwellings the small scale villa model for design should be considered:

Principle considerations when designing new family housing:

- i. Build taller in the right locations. Three storey dwellings offer a greater volume of space but care must be taken to not exceed the established roofline. Incorporating dormers to rear elevations and using Velux roof windows can compensate for this.
- ii. Build less detached dwellings. These should be substituted for townhouses and semi-detached house types akin to the terraces and small scale villas of the Borough.
- iii. Build closer to the road. By reducing set backs, plot sizes are condensed and enclosure improved, but this will depend on the local context.
- iv. Cluster buildings together. Establish a sense of enclosure and unity by leaving few gaps between buildings.
- v. Include a mix of large and small dwellings. A proportion of smaller properties to family houses will help lift density.

The box above is an extract from the SPD.

- 24 In terms of amenity the SPD suggests there should be a distance of 21 metres between habitable room windows of adjacent properties will provide an acceptable level of amenity. The proposal complies with this standard. There is no guidance on distance of blank gable elevations to nearby houses. We note that the side elevation facing 36/38 Glossop Road has no windows (either ground or first floor).
- 25 In terms of overshadowing paragraph 8.8.5 explains: *“Over shadowing can be particularly important in tall developments and in laying out external amenity spaces, which should avoid shady (and north facing) locations. Where new development is located close to existing homes, specific attention should focus on minimising issues of overshadowing as far as is practical”*
- 26 The proposal is to the north of the immediate neighbouring houses at 36/38 and as such will not cast a shadow. It is off set from the side boundary by 1.6m and is approximately 9.4m from the side ground floor windows of the neighbouring house. The proposal is moved around a metre away from the common boundary. We suggest that the proposal would not cause loss of privacy or overshadowing to neighbouring property. The SPD then gives general principles for amenity and good design in paragraph 8.8.6 which includes:
- *Standards for separation distances are only a starting point for housing layout*

- *The Council adopts a more flexible approach where high quality design can be demonstrated and where adequate amenity and privacy are evident.*

- 27 In this case we find that the applicant has proposed high quality design. The updated SPD, adopted February 2019, confirms that development should: “Respect existing roofscape in terms of pitch, materials and details”. (page 17, HPBC, SPD, 2019) which the applicant has done.
- 28 It is our contention that the proposal does comply with the aims and strategies of the High Peak Plan and High Peak Residential Design Guidance SPD. In terms of amenity the policies do not set out a height or other criteria to limit the volume or built form at a site such as this or provide maximum height at a particular distance away.
- 29 The impact of such a proposal on the surrounding property (residential amenity) and streetscene is qualified in the four criteria of policy EQ6. Criteria points are relevant which require:
- “Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes”*
- “Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features”*
- “Requiring 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”*
- 30 In response to the criteria in EQ6 following the assessment of the scheme we suggest:
- The proposal matches the general form of surrounding older and newer houses; it respects the character of the area as required by the detailed design guidance in the Conservation Appraisal, as discussed in the submitted Design and Access Statement.

- The proposal will not add any discernible negative impact by way of privacy, shadow or overbearing upon occupiers of existing dwellings
- The proposal would respond positively and enhance the character of the area

31 The proposed development will provide good design and good quality family accommodation. The building lines of the local area are not breached. The proposal will be a harmonious addition to the streetscene. We consider the proposal is suitable when considered against the relevant planning policies and the appropriate material considerations as identified above. We consider the proposal does not have a detrimental impact upon the amenity of nearby householders. We respectfully request the application be approved.

Prepared by S. Plowman MA, MRTPI for Plan:8 Town Planning Ltd