



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

**Proposed Vehicle Crossover and all
associated site Development Works at: 71,
Granby Road SK17 7TJ**

Planning Statement

Written and prepared by Planning By Design

Application

Planning by Design (**The agent**) has been instructed to act on behalf of Daniel Wakerley (**the applicant**) to prepare and submit a planning application to High Peak (**the Planning Authority**) for a proposed vehicle crossover and all associated site development works at 71 Granby Road, Fairfield Buxton SK17 7T (**the site**). In support of this application, the following Planning Statement has been constructed to demonstrate the suitability of this proposal in relation to the site location and evaluate its accordance with National and Local planning policies.

Site Location

The site location is 71 Granby Road, Fairfield Buxton SK17 7T, with the existing site comprising of a semi-detached dwelling located on the northern side of Granby road. In this area, many properties already benefit from off-street parking provisions which have been developed over the years. The Granby Road does not appear to be classified in nature which normally entails such proposals to be Permitted Development subject to provisions set by the General Permitted Development Order however the applicant has opted to utilise concrete as their primary choice of material for this proposal, generating the need for planning permission. Should the Planning Authority have any issue with this material choice however or wish for drainage measures to be introduced then the applicant and planning by design as the acting agent are open to engagement.

The purpose of the proposal is for the provision of no. 1 off-street parking space which will ensure that the site will be accessed more comfortably by the applicant, futureproofing the property. Off-street parking provisions at the site will also enable electric vehicles to be a viable option in the future which will can bring significant environmental benefits for the applicant and future occupiers in line with National and Local Planning Policy.



Figure 1: Site Location Plan (not to scale, see planning drawings and designs)

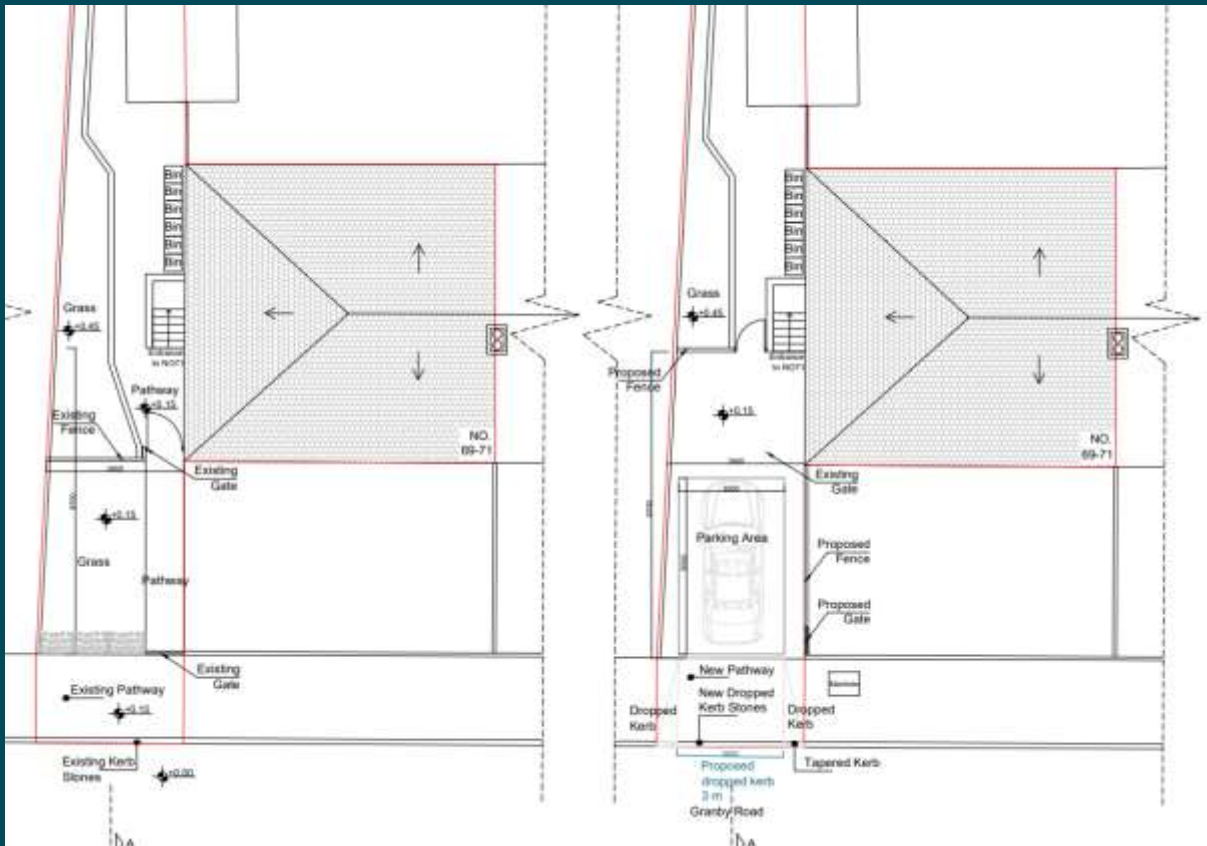


Figure 2: Existing and Proposed Plans (not to scale, see planning drawings and designs)

Assessment

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location

- National Planning Policy Framework;
- National Planning Practice Guidance;
- High Peak Local Plan 2016

National Planning Policy Framework (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

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

- ii) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: The proposal represents sustainable development in line with the NPPF as it will provide significant social benefits to the applicant by significant improving accessibility to and from the site. From an economic perspective, the proposal will yield economic benefits at a local level as local contractors will be sought to complete the work following a grant in permission. The proposal will also not result in any detrimental impact to the areas existing landscape character as no changes to the site are proposed aside from the dropped kerb and access.

Paragraph 11 of the NPPF describes the presumption in favor of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or:
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

In line with the National Planning Policy Framework, Planning by Design kindly request for a timely decision to be made on the proposal. Additionally, Planning by Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

High Peak Local Plan 2016

The High Peak Local Plan has been produced by the Borough Council. The Plan builds on the earlier options consultation held during September and October 2012, the Preferred Option Consultation held in February and March 2013 and the Additional Consultation held in December 2013 to February 2014. It contains policies and identifies sites for development(i) or protection. Of the councils local plan, the following planning policies are recognised as relevant considerations for the assessment of this planning application:

- Policy S 1 Sustainable Development Principles;
- Policy EQ 6 Design and Place Making

Policy S 1 Sustainable Development Principles

The Borough 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. This will be achieved by:

- Meeting most development needs within or adjacent to existing communities;
- Making effective use of land (including the remediation of contaminated land and reuse of brownfield land), buildings and existing infrastructure;
- Making efficient use of land by ensuring that the density of proposals is appropriate (and informed by the surrounding built environment);
- Taking account of the distinct Peak District character, landscape, townscape, roles and setting of different areas and settlements in the High Peak;
- Protecting and enhancing the natural and historic environment of the High Peak and its surrounding areas including the Peak District National Park;
- Providing for a mix of types and tenures of quality homes to meet the needs and aspirations of existing and future residents in sustainable locations;
- Supporting the local economy and businesses by providing for a range of economic development that provide employment opportunities suitable for local people in sustainable locations, and generally encourage larger developments to incorporate mixed uses where possible so as to reduce the need to travel;
- Minimising the need to travel by promoting development in locations 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; Minimising the risk of damage to areas of importance for nature conservation and/or landscape value, both directly and indirectly and ensuring that there is suitable mitigation for a net gain in biodiversity and the creation of ecological networks; Minimising carbon or energy impacts associated with development according to the principles of the 'energy

hierarchy' by minimising the need for energy through the appropriate siting, orientation and design of new buildings; the use of renewable energy sources and ensuring building construction and other forms of development address the challenge of climate change by meeting high environmental standards with particular regard to energy efficiency, water efficiency, use of sustainable materials, encouraging waste reduction, recycling, including where appropriate the local- or on site-sourcing of building materials;

- Further mitigating the impacts of climate change by seeking reductions in greenhouse gas emissions across the High Peak; in particular through supporting the delivery of renewable and low-carbon forms of energy (either via stand-alone installations, or installations integrated within new/existing developments), where this is considered acceptable against all other Development Plan Policies as a whole;
- Requiring that all new development addresses flood risk mitigation/adaptation, ensuring for example that sustainable drainage systems are considered at the outset within proposals (and to comply with legislative requirements);
- 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
- Maintaining and where possible enhancing accessibility to a good range of services and facilities, and ensuring existing infrastructure and services have the capacity to support development when required.

In order to enable required development to take place, in some cases mitigation measures will be needed to address the impacts of new development on existing infrastructure and on nearby sensitive areas.

In all cases development should not conflict with the relevant policies in this Local Plan. Development should be designed to be sustainable; seek to enhance the environment; have regard to both its direct and indirect cumulative impact over the longer term; and should provide any necessary mitigating or compensatory measures to address harmful implications.

New development should make effective use of land and buildings and be located in sustainable locations in line with the Settlement Hierarchy in Policy S2

Policy EQ 6 Design and Place Making

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.

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
- Requiring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees
- Requiring that developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities
- Requiring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people
- Requiring new homes in residential developments meet environmental performance standards in accordance with Local Plan Policy EQ1;
- Requiring that commercial developments, meet environmental performance standards in accordance with Local Plan Policy EQ1
- Ensuring that development takes account of national design guidance and Supplementary Planning Documents

Conclusion

The proposed development requested via this planning submission is considered to be an appropriate development from a planning policy perspective, in accordance with the National Planning Policy Framework along with the Councils Local plan. The proposal will deliver significant social benefits to the applicant through the facilitation no. 1 off-street parking space which will ensure that the site is future proof and sustainable. Furthermore, this will promote National and Local environmental agendas as it will make the use of an electric vehicle a practical option in the future which are being actively encouraged at a policy level. Throughout the surrounding area, many properties already benefit from off-street parking provisions with dropped kerbs which generates a strong precedent for development,

highlighting that this application should be deemed as acceptable in principle. This application does not propose any significant on-site development works which will also ensure that the existing landscape character will undergo no change following development.

Planning By Design kindly request that a reasonable decision is made in line with the developmental objectives of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate a grant in permission for this proposal, Planning By Design would welcome the opportunity to communicate with the allocated Case Officer.