

The Application is for full planning permission for the erection of four detached dwellings.

The application site lies within the open countryside as indicated on the Local Development Framework Proposals Map.

The 8 week period for the determination of this application expires on 8th July 2015.

RECOMMENDATION

Subject to no adverse comments being received from Landscape Development Section, in response to additional information to be submitted, which cannot be dealt with by appropriate condition(s),

Permit, subject to conditions relating to the following: -

- 1. Standard Time limit for commencement of development**
- 2. Approved plans**
- 3. Materials**
- 4. Boundary treatments**
- 5. Approval of recyclable materials and refuse storage**
- 6. Tree protection**
- 7. Arboricultural Method Statement**
- 8. Landscaping proposals**
- 9. Revised access details**
- 10. Visibility splays**
- 11. Provision of access, parking and turning areas**
- 12. Garages to be retained for parking**
- 13. Construction Method Statement**
- 14. Construction hours**

Reason for Recommendation

Whilst the site is not located within a Rural Service Centre it is considered that it is in a sustainable location in close proximity to existing local services and in the context of your Officer's position that a robust 5 year supply of deliverable housing sites cannot be demonstrated there is a presumption in favour of the development. The negative impacts of the development – principally the site being Greenfield land and the loss of an area of undeveloped land do not significantly and demonstrably outweigh the benefits of the development which relate to boosting housing land supply.

Subject to no adverse comments being received from Landscape Development Section in consideration of additional information to be submitted which cannot be dealt with by appropriate condition(s) and subject to the imposition of suitable conditions it is not considered that there are any adverse impacts of the development that would significantly and demonstrably outweigh the benefits and accordingly permission should be granted.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

The proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework and no amendments were considered necessary.

Key Issues

This application is for full planning permission for the erection of four detached dwellings. The main issues in the consideration of the application are:

- Is the principle of residential development on the site acceptable?
- Is the proposal acceptable in terms of its impact on the form and character of the area?
- Would there be any adverse impact on residential amenity?
- Is the proposal acceptable in terms of highway safety?
- Would there be any adverse impact on trees?
- Do the adverse impacts of the development significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole?

Is the principle of residential development on the site acceptable?

The application site lies within the Rural Area of the Borough, outside of the village envelope of Loggerheads, in the open countryside.

CSS Policy SP1 states that new housing will be primarily directed towards sites within Newcastle Town Centre, neighbourhoods with General Renewal Areas and Areas of Major Intervention, and within the identified significant urban centres. It goes on to say that new development will be prioritised in favour of previously developed land where it can support sustainable patterns of development and provides access to services and service centres by foot, public transport and cycling.

CSS Policy ASP6 states that there will be a maximum of 900 net additional dwellings of high design quality primarily located on sustainable brownfield land within the village envelopes of the key Rural Service Centres, namely Loggerheads, Madeley and the villages of Audley Parish, to meet identified local requirements, in particular, the need for affordable housing.

Furthermore, Policy H1 of the Local Plan seeks to support housing within the urban area of Newcastle or Kidsgrove or one of the village envelopes.

As indicated above this site is not within a village envelope and the proposed dwellings would not serve an identified local need and as such is not supported by policies of the Development Plan.

The site lies approximately 400 metres from the shops and services within Loggerheads and there is also a regular bus service within reasonable walking distance. It is considered that the occupiers of the proposed dwellings would have some option for alternative modes of transport to the car. There is residential development close to the site and therefore it cannot be said to be in an isolated location. Relative to many other sites outside of Rural Service Centres it is in a sustainable location and closer to services than many of the existing properties within the Loggerheads Village Envelope boundary. In terms of sustainability therefore, it is considered that the site is in a relatively sustainable location. It should also be acknowledged that in considering an appeal for a new dwelling on Pinewood Drive (Ref. 14/00053/OUT) which is the adjacent road to the north, the Inspector concluded that the site comprised an accessible location close to shops, services and public transport nodes.

Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. It also states that relevant policies for the supply of housing cannot be considered up-to-date if the LPA cannot demonstrate a five-year supply of deliverable housing sites. At paragraph 14, the Framework also states that, unless material considerations indicate otherwise, where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF at a whole.

The Local Planning Authority, in the opinion of your Officer, is currently unable to robustly demonstrate a five year supply of specific, deliverable housing sites (plus an additional buffer of 20%) as required by paragraph 47 of the Planning Policy Framework (NPPF) given that it does not have a full and objective assessment of need. The starting point therefore must be one of a presumption in favour of residential development. As has already been stated the development is considered to represent sustainable development and the issue of whether this is an appropriate location for a new dwelling will be considered further at the end of the Key Issues section of this report.

Would the proposed development have a significant adverse impact on the character and appearance of the area?

The site comprises a greenfield site surrounded to the north, east and south-east by residential development.

Paragraph 56 of the NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The Urban Design Supplementary Planning Document, at R12, indicates that residential development should be designed to contribute towards improving the character and quality of the area. Where in or on the edge of existing settlements developments should respond to the established character where this exists already and has definite value. Where there is no established character the development should demonstrate that it is creating a new character that is appropriate to the area. At RE7 it indicates that new development in the rural areas should respond to the typical forms of buildings in the village or locality; RE6 states that elevations of new buildings must be well composed, well-proportioned and well detailed; and RE7 says new buildings should respond to the materials, details and colours that may be distinctive to a locality.

The proposal is for four reasonably large detached dwellings each with an integral double garage. The surrounding area is generally characterised by large residential properties set within spacious plots and therefore at the scale proposed the dwellings would be in keeping with the character of the area. There are a variety of styles of dwellings in the area and it is considered that the design of the dwellings now proposed would be acceptable in this location.

Would there be any adverse impact on residential amenity?

Supplementary Planning Guidance (SPG) Space about Dwellings provides advice on environmental considerations such as light, privacy and outlook.

With respect to the interrelationship of the proposed dwellings with the neighbouring properties, sufficient distances are proposed between existing and proposed dwellings in compliance with the Council's SAD SPG.

With regard the proposed dwellings, it is considered that an acceptable level of amenity would be achieved.

In conclusion, it is not considered that a refusal could be sustained on the grounds of impact on residential amenity.

Is the proposal acceptable in terms of highway safety?

Each property would be served by a separate vehicular access off Tower Road and each dwelling would have a turning area and sufficient parking spaces.

The applicant's agent states that the development offers the opportunity to improve the junction of Tower Road with Eccleshall Road and an Engineering Layout Plan has been submitted to show improvements to visibility. The Highway Authority has no objections subject to conditions including the submission of details to indicate radius kerbs each side of the site access onto Eccleshall Road.

Subject to the imposition of conditions it is not considered that a refusal could be sustained on highway safety grounds.

Would there be any adverse impact on trees?

There are a number of trees on the boundaries of the site and the application is accompanied by a Tree Report. The Landscape Development Section considers that insufficient information has been

submitted with regard to the existing trees and requests further information. It is anticipated that this will be received shortly and a further report will be given to Members on the matter.

Do the adverse impacts of the development significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole?

In this particular case, it is not considered that the adverse impacts of allowing the proposed development significantly and demonstrably outweigh the benefits and accordingly permission should be granted.

Policies and proposals in the approved development plan relevant to this decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (CSS) 2006-2026

Policy SP1:	Spatial Principles of Targeted Regeneration
Policy SP3:	Spatial Principles of Movement and Access
Policy ASP6:	Rural Area Spatial Policy
Policy CSP1:	Design Quality
Policy CSP3:	Sustainability and Climate Change
Policy CSP4:	Natural Assets
Policy CSP5:	Open Space/Sport/Recreation

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy H1:	Residential Development: Sustainable Location and Protection of the Countryside
Policy T16:	Development – General Parking Requirements
Policy N12:	Development and the Protection of Trees
Policy N13:	Felling and Pruning of Trees

Other Material Considerations include:

National Planning Policy Framework (NPPF) (2012)

Planning Practice Guidance (PPG) (2014)

Supplementary Planning Guidance/Documents

Space Around Dwellings SPG (SAD) (July 2004)

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (2010)

Views of Consultees

The **Environmental Health Division** has no objections.

The **Landscape Development Section** considers that insufficient information has been submitted with regard to the existing trees and requests additional information including an Arboricultural Impact Assessment and a tree retention/removal plan.

The **Highway Authority** has no objections to the proposal subject to the imposition of conditions regarding submission of revised access details, provision of visibility splays, provision of access, parking and turning areas, retention of garages for the parking of motor vehicles and cycles and the submission of a Construction Method Statement.

The comments of **Loggerheads Parish Council** are awaited. Any comments received in time will be reported to Members in a supplementary report.

Representations

None received to date.

Applicant's/Agent's submission

The application is accompanied by a Design & Access Statement and a Tree Survey. These documents are available for inspection at the Guildhall and on www.newcastle-staffs.gov.uk/planning/1500353FUL

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

8 June 2015