



Hybrid Planning Application – Part Full, Part Outline

Proposed demolition of existing dwelling and construction of 2 no. dwellings

Stonehaven, Long Lane, Tilston, Malpas, Cheshire, SY14 7HA

Supporting Statement

March 2024

Prepared by:

Civitas Planning Limited

Tel: 01244 682 509

1 Introduction

- 1.1 This supporting statement has been prepared by Civitas Planning Limited in support of this application which seeks planning permission to demolish the existing dwelling, known as Stonehaven, and to construct two no. dwellings on the Application Site.
- 1.2 The Application Site lies within the settlement of Tilston and the existing property is bounded on all sides by residential development. The existing dwelling is a detached house in the middle of a large plot. The property has previously been extended and holds no architectural significance.
- 1.3 The application proposes the division of the Application Site and the construction of two detached dwellings.
- 1.4 This is a hybrid planning application, part full and part outline. Full planning permission is sought in respect of Unit 1. Outline planning permission is sought for Unit 2.
- 1.5 This application proposed that Unit 1 is a two-storey 4-bed property with integral garage, off street parking and garden to the rear in which it is also proposed to locate a garden storage building. Detailed drawings are provided in support of this element of the proposal. Outline permission is sought for Unit 2, it is anticipated that it too will be a 4 bed two-storey dwelling, designed to reflect its relationship with the neighbouring properties. This application is supported by an indicative layout that demonstrates how Unit 2 might be orientated within the plot.

2 Site Description and Application Background.

- 2.1 The application site lies on the northern side of Long Lane, on the western side of Tilston, the area is a residential one with a number of larger detached dwellings on the opposite side of Long Lane while the dwellings west, north and east of the dwelling are more densely developed.

- 2.2 The Application Site extends to 1204m² and is roughly triangular in shape with a wide frontage with the road, narrowing toward the rear of the site.
- 2.3 The existing dwellinghouse is a two storey, three bed property that is brick built with slate roof. The property has been significantly altered overtime and has been extended and remodelled. It lies in the middle of the plot with a significant series of outbuildings to the rear which are attached to one another. The site is accessed by a driveway from the road.
- 2.4 The adjoining property to the east is a two storey dwelling. To the west lies a single storey dwelling.

3 Proposal

- 3.1 This application proposes the demolition of the existing dwelling and outbuildings, the division of the plot and the construction of two dwellings. Submitted with this application are full details of the proposed Unit 1, while only outline planning permission is sought for Unit 2; this is a hybrid planning application.
- 3.2 Unit 1 will occupy the eastern plot, while Unit 2 will lie on the western side. It is proposed to create a new point of access to service Unit 1.
- 3.3 Each property will benefit from parking and turning space to the front of the dwelling and private outdoor amenity space to the rear.
- 3.4 In addition to the integral garage, it is also proposed to construct a modest outbuilding to the rear of the Unit 1 to provide garden storage.
- 3.5 Unit 1 is a two-storey dwelling. To the ground floor is an integral garage, living room, kitchen/family room, cloakroom and utility. To the first floor are master bedroom with dressing room and en-suite, three further bedrooms, family bathroom and home office.
- 3.6 The proposed dwelling will be constructed in block and brick with render finish with brick plinth and sill details to the front and side elevation. The proposed chimney will be constructed in brick and the roof finished in grey tile and

UPVC/aluminum glazing units are proposed for the openings. Glazing to the side elevations will be obscured and non-opening below 1.7 of the floor level.

- 3.7 An indicative site layout has been provided which demonstrates how a 4-bedroom property can also be accommodated on the Unit 2 plot.

4 Legislative Context

- 4.1 Planning law requires that applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.
- 4.2 The National Planning Policy Framework (December 2023) states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Para.83 goes on to state that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 4.3 Local Plan Policy STRAT 8 states that new development will be accommodated at local service centres and Part 2 policy R 1 identifies Tilston as a local service centre. The explanation to STRAT 8 states that the housing targets and policies for key and local service centres are not intended to constrain infill and redevelopment opportunities and R 1 states that policies dealing with design of development will be a key consideration in determining the acceptability of proposals.
- 4.4 DM19 states that proposals for residential development within identified settlements, on sites that have not been allocated/designated for a particular use, will be supported in line with the relevant development plan policies. The proposed demolition of this dwelling and the redevelopment of the site is therefore supported in principle.
- 4.5 The existing dwelling sits in a very large plot and, as is demonstrated by the indicative layout provided, two dwellings can be comfortably accommodated in this plot without resulting in a disproportional loss of garden land or unacceptable harm to the character of the area. Each dwelling will have its own

private outdoor amenity space, and off road parking provision to the front of the property.

- 4.6 The proposed development reflects a high standard of design that responds to the relationship of the site with the neighbouring dwellings and the prevailing density and character of residential development in the wider setting. The dwellings will be set back from the road, following the existing building line that follows a curve, reflecting the bend in Long Lane. The proposed development will make a positive contribution to the legibility of the area, following a logical form and layout, presenting an active frontage to the road. The proposed use of architectural details and brick and render finish reflect the use of these materials in neighbouring properties and enhance local distinctiveness. The application site will be appropriately landscaped and where possible mature landscaping features will be retained to assist in assimilating the development and retaining visual continuity. It is therefore considered that the proposed development is in compliance with development plan policies ENV6 and DM3.
- 4.7 Outline permission is sought for Unit 2 and so detailed comment cannot be made at this stage but the proposed dwelling on Unit 1 will be constructed to a high standard, incorporating energy efficient measures. In accordance with policy DM 4 this development achieves the highest level of energy and water efficient that is practical and viable for a family dwellinghouse. The proposed dwelling through use of efficient fixtures and fittings (including low flush toilets, and water efficient showerheads and taps) will meet the National Housing Standard for water consumption of 110 litres per person per day. This application is supported by a Sustainable Housing Statement which demonstrates that the proposal is in compliance with DM 4.
- 4.8 The proposed development will bring built development closer to the boundary with the neighbouring properties but has been designed and orientated so as to not be overbearing, overshadow or overlook these dwellings. Only Unit 1 has been developed in detailed, but it is full expected that a suitable design and massing could be achieved on the Unit 2 plot that would appropriately protect the residential amenity that the property adjoining Plot 2 can reasonably expect to enjoy.
- 4.9 Unit 1 has been designed so as to step back from the boundary, with the first floor set in to increase the separation distance here and the use of a hipped

roof to ensure that the property is not perceived as overbearing. The proposed opening in the eastern elevation at first floor will be obscure glazed because it serves a proposed bathroom. The proposed new-build dwelling will not result in any additional opportunity for overlooking the neighbouring property because there is already a window in the eastern elevation of the existing dwelling. The existing window is larger than the proposed window and it is not obscure glazed, unlike that now proposed. The proposed development will not result in light, noise or odour pollution and will not result in significant adverse impact upon outlook and privacy of neighbouring occupiers. The proposed development makes appropriate provision of private outdoor amenity space for future occupiers of the dwelling. The proposed development will not give rise to significant adverse impacts on health and quality of life, including residential amenity and thus is in compliance with policies SOC 5 and DM 2.

- 4.10 The proposed development makes off-road parking provision for the proposed properties and safe provision for access to and from the site. The proposed development will not create any unacceptable highway impacts. The proposed development is therefore in accordance with policy T 5.
- 4.11 The application site lies in Flood Zone 1 and the proposed development will not exacerbate flood risk on or off site. It is proposed that surface water is managed through the use of a soakaway and foul drainage will be managed via connection to the existing drainage system.

5 Conclusion

- 5.1 Having regard to the development plan and other material considerations we are of the view that the proposed development is compliant with policy. The principle of redeveloping this site is compliant with development plan policy STRA 8, R 1 and DM 19 and an additional 1 dwelling net will make a minor contribution to housing delivery and can be readily accommodated within an identified settlement.
- 5.2 Careful consideration has been given to the design on Unit 1 and regard has been had to setting the development back from the shared eastern boundary. Through stepping back the eastern elevation of the property it has been

ensured that the development will not be overbearing and there will no longer be opportunity for overlooking by ensuring the proposed single window at first floor level is obscure glazed.

- 5.3 Appropriate provision of outdoor amenity space is made as is provision to the front of the dwelling for parking and turning.
- 5.4 The existing dwelling sits in an unusually large plot compared to the other dwellings north of Long Lane, on Wynter Lane and Rookery Road and this creates opportunity to redevelop the site and create two dwellings. The proposed density of dwellings on the site is in keeping and (albeit outline permission for Unit 2) it is considered that both dwellings are capable of respecting and enhancing the character of the area. The Unit 1 proposal achieves this through attention to massing and use of materials to create visual interest and individual character.
- 5.5 For the reasons set out within this statement it is considered that the proposed development is compliant with the policies of the development plan and it is respectfully requested that a hybrid planning permission be granted.