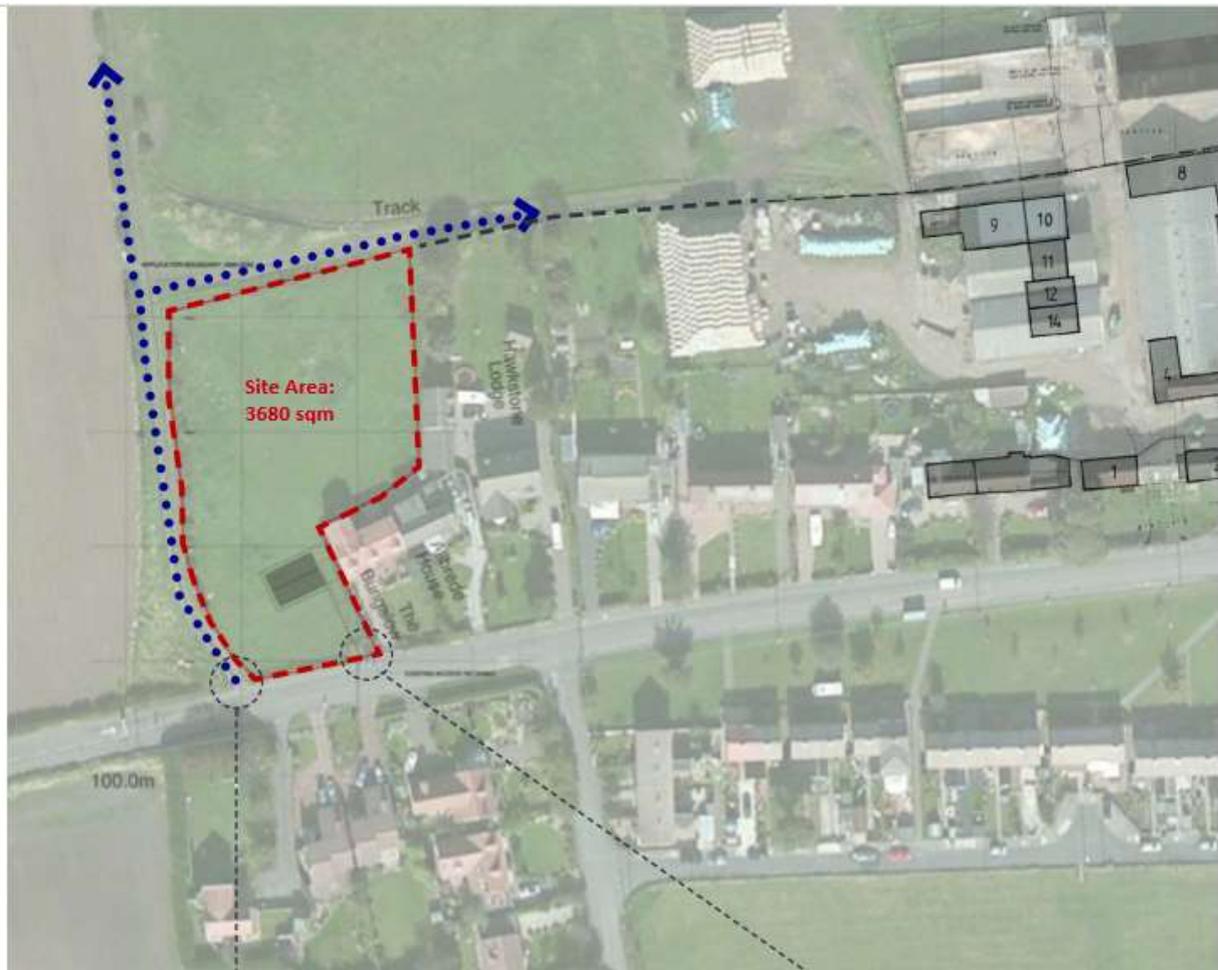


## **APPLICANTS STATEMENT**

**DM/17/02275/OUT Outline planning application for the erection of detached dwelling with all matters reserved.] Land to the west of Hawkstone Lodge High Hesleden TS274QD**

The proposal is an outline application for a new dwelling in High Hesleden for a local resident. There is significant local support for the scheme, no objections have been submitted relating to this application, however a petition of support signed by 35 local residents has been submitted.

In terms of the sites location, a post and wire fence with some hedgerow frames the site boundaries to the north and west whilst the boundary to the east are domestic fences to the adjoining houses and Mickle Hill Road to the south with more houses. There are no public rights of way crossing the site, however as can be seen on the plan below a PROW defines the site's north and west boundary which enhances the sites connection with the village as opposed to the open countryside. There is an existing access into the site, however access is a reserved matter. Visually any new dwelling would be seen in the context of the village and not as an isolated dwelling.



Public footpath

Dropped curb



Public footpath outside the site boundary.



Existing dropped curb at the entrance to the site.

Due to the lack of a 5 year housing supply the application should be determined on the basis of the presumption in favour of sustainable development. There is also an emphasis from the Government to encourage self-build / custom house building, this proposal would be a self-build for a local farmer who intends to retire.

The site contains remnants of the former blacksmith building which was located on the site, and whilst the site now lies outside of the village boundary this site was part of the built-up village before the blacksmiths was demolished. It is considered that the site does form a natural extension of the village of High Hesleden, and would be integrated within it.

In terms of sustainability whilst concern has been raised by the case officer with regard to the site, there are many examples of similar developments in small villages within the County, such as:

- Land adjacent Parklands, St. James Field;
- Land adjacent to Rose Cottage, Castle Eden;
- Westfield Bungalow, Hawthorn Village; and
- High Farm, High Hesleden.

It should be noted that in the High Farm application sustainability was discussed and the case officer stated that "Paragraph 55 also refers to enhancing and maintaining the vitality of rural communities, whereby development in one village may support the services provided in another." As this is within the same village as the application site and as there has been no planning policy change since these applications were approved it is difficult to see how the village has become an unsustainable location. There is a substantial amount of allowed/approved planning cases which are comparable to this application which demonstrate that the site is sustainable and would not be visually intrusive, these have been provided to the case officer. An assessment of travel times to services has also been provided which demonstrate that this site is comparable to others approved in the County in terms of sustainability.

It is respectfully requested that the Committee supports the proposal and approves the planning application.