DESIGN AND ACCESS STATEMENT

To accompany an outline planning application

PROPOSAL : **Demolition of dwelling and garage, and erection of three dwellings. (Outline)**

ADDRESS : **69 Park Road, Leek, Staffordshire, ST13 8JU**

APPLICANT : **E Daniel**

DATE : **December 2009** **Job No. 2009.1666**

DESIGN

09/0121 OUT

ASSESSMENT

Assessment Area

The application site is to be found on the northern side of Park Road. No 69 is a 1930's bungalow set between and opposite, properties of varying ages and designs, almost entirely of two or more stories in height. The property has a considerable plot and is far larger in frontage and area than any that surround it. The site is located on 'an edge of town' residential street with entirely built up frontages. It has generally smaller properties to the west and larger ones to the east. Therefore it is considered that the area of assessment for the proposal need only be taken as Park Road.

Physical

The land use of the assessment area is residential and within the town development boundary. The dwellings are a mixture of house styles. To the west they are mainly late eighteenth century terrace houses, with one later detached immediately adjacent; on the opposite side of the road are 1960's terrace housing; and to the east a variety of generally minimum two storey properties developed mainly over the last half century. The facing materials are predominantly brick and tile. There is no firm building line along the north side of Park Road, with the western terraces fronting the street and those to the east and south being set back from the road by varying amounts.

The application site measures 28m frontage width, by an average of 55m deep (approx 1485sq m plot size). There is a range of plot sizes in the area, although mostly on the small side. Nearby frontages range from 4.5m to 12.0m in width.

Economic

The current bungalow has had little improvement or updating since the 1930's and now requires a substantive amount of investment to bring it up to 21st century standard.

It requires (as can easily be seen) re-roofing and new windows. Also necessary are a proper heating system, electrical rewire, new kitchen and bathrooms, wall and loft insulation, improved driveway and parking areas, new garage etc. etc. the prudence of which must be judged against other opportunities and the ultimate market value once completed and whether this locality can attract those whom would seek a high value property. It is therefore an appropriate time to consider alternative viable options. The replacement of this dwelling with a development of four units makes economic and practical sense in the use of the land available in this edge of town location.

Social

The re-development of this site by; the removal of what is now an 'out of place' bungalow standing upon a large plot, and the erection of four modest sized dwellings will provide a more

'in keeping' street scene and provide better land use in line with Central Government guidance by creating a higher density development rather than expanding residential use into commercial areas or the wider environment. The site is within close proximity of Leek's town centre, local park and schools. It has reasonable access to the local bus route and all essential areas. There is a mixture of housing types in the area catering for all family sizes. It is anticipated that these proposed homes will have three and/or four bedroom accommodation.

Planning Policy

The application site is located in an area within the Town's development boundary, and already in residential use with established front and rear gardens within defined boundaries. Redevelopment for residential purposes is therefore supported by existing and emerging Planning Policies. The Local Plan Policies to be considerer are therefore B13 and H4, together with national planning policy advice in P.P.S.3.

The proposed density on this site will be in the region of 22 dwellings per hectare. Although this is slightly below the recommended target is considered practical due to the steepness of the site and local pattern, which dictate it only sensible to develop along the frontage.

The faces of the new proposals will well exceed the 22m interface required from the dwellings opposite and will be satisfactorily spaced from the adjacent dwellings to west and east, and from each other. They will have an average private rear garden length of 35m with areas ranging between 310 to 375sq.m. Current parking standards will be met with a minimum of two spaces per dwelling. It would therefore appear that all the space about dwellings requirements are met and that such a proposal complies in principle with Planning Policy and results in a satisfactory scheme.

09/01211 OUT

INVOLVEMENT

This submission follows the refusal of outline planning application 09/00727/OUT for the erection of four dwellings on the site. An appeal has been lodged against this decision.

Following the refusal, there has been a series of post-decision discussions with the planning application Case Officer and the Head of Service. The discussions have focussed on the relationship between the existing side kitchen window of 71 Park Road and the easternmost of the proposed dwellings (Plot 3).

This application therefore incorporates two critical changes:-

1. The number of proposed dwellings has reduced from four to three. This enables the proposed dwellings to be spread out more thinly on the site with a subsequent increase in distance between Plot 3 and the side of 71 Park Road.
2. The section of Plot 3 has been altered to enable clearance from a 25degree line struck from the centre line of the kitchen window of 71 Park Road.

Appendix 3 of the Local Plan assists LP Policy B13 (C) in assessing the impact of proposals on the amenity of the occupiers of existing and proposed dwellings. The crucial part of Appendix 3 is the section on Daylight. This expresses two requirements:-

(i) For adjacent extensions and buildings, no obstruction within a 45degree line drawn from the centre of an adjacent principal window; and

(ii) For facing extensions and buildings, no obstruction to daylight within a 25degree line drawn vertically from the centre of the window affected.

The revised proposal is therefore evaluated against these criteria.

EVALUATION

Principle: This is a previously developed site with a current residential use, set within an area of general residential use. The existing dwelling is in need of substantive refurbishment and expenditure. There is easy pedestrian access to the nearby town centre. A development of houses would not be out of place within the setting.

Detail: Whilst this is an outline application, Circular 01/06 requires it to include an element of detail that illustrates the proposal and its setting. The application drawings therefore illustrate indicative sizes and layout of the proposed three dwellings.

The layout of the proposal places the proposed dwelling at Plot 3 about 5.75m from the side elevation of 71, Park Road. It has been set forward in the site in comparison to the refused application, and the site plan application drawing indicates how this sits within a 45degree zone centred on the kitchen window of 71 Park Road. The application drawing shows two important factors- the proposed dwelling at Plot 3 does not obstruct a 90degree view from the kitchen window, and the nearest point of the proposed dwelling is about 6.7m away from the centre line of the kitchen window (at an acute angle). The amendment is therefore considered to propose a significant improvement to this relationship.
Further to this improvement, the revised application illustrates clearance within the 45degree zone of the 25degree vertical alignment required by the second element of the Daylight section of Appendix 3 (see typical section x-x).
The illustrations in Appendix 3 (see Figures 1a, 1b, 2 and 3) clearly show that the correct evaluation of the proposal involves only an application of the 25degree vertical line. Figure 3 particularly makes it clear that the 45degree vertical and horizontal lines are applied to "adjacent" development only. This application does not propose adjacent development in the sense given to it by Appendix 3.
The revised application is therefore considered to comply with Appendix 3 of the Local, and subsequently complies with Local Plan Policy B13. It therefore successfully overcomes the reason planning application 09/00727/OUT was refused. In the absence of any material objections, the application should therefore be approved.

DESIGN 09/01211 OUT

There is a complete mixture of residential designs in the immediate area ranging from early 1900 properties up to present day houses and bungalows, terraced to detached. It has been chosen to propose new houses for the following reasons:-

1. houses stand to the west of the site.
2. there are houses on the opposite side of Park Road.
3. the properties to the east are mainly of at least two stories in height.

Each property could be built with a single garage plus at least one car parking space.
The property frontages could be treated with differing styles to give an element of individuality.
The application proposes the erection of three new houses within a street scene of houses generally. The proposed properties will need to be 'cut into' the sloping ground so as to afford level access to the entrance point in compliance with the Building Regulations. It is suggested that the properties be predominantly two stories in height with split floor levels (all to later design as this is an outline application). This reflects the character of Park Road.
The application proposes dwellings having a ridge height in the range of 8.75 to 10.0m. (measured from the lowest floor level) The proposed width of each property would be in the range 6.0 to 6.7m. The depth range is anticipated as between 9.0 to 10.5m.

ACCESS

VEHICULAR AND TRANSPORT LINKS: INCLUSIVITY

The site is within 200m easy walking of a main bus route and around 700m from the town centre by three possible routes. Junior schools are also a walkable distance with upper tier schools a little further.
There is an existing vehicular access to the site, currently un-made and un-gated.
New formally made up accesses from Park Road could be provided by twin shared drives so as to minimise pavement crossings and maximise frontage boundary treatment.
Access into the dwellings from the car parking space and any integral garage will be compliant with the current Building regulations.