hulmeupright

M1230 – Proposed New Dwelling on land Adjacent to Brooksedge, Tean Road, Cheadle, ST10 1LS

DESIGN & ACCESS STATEMENT

July 2016

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SITE APPRAISAL

1.0 Assessment

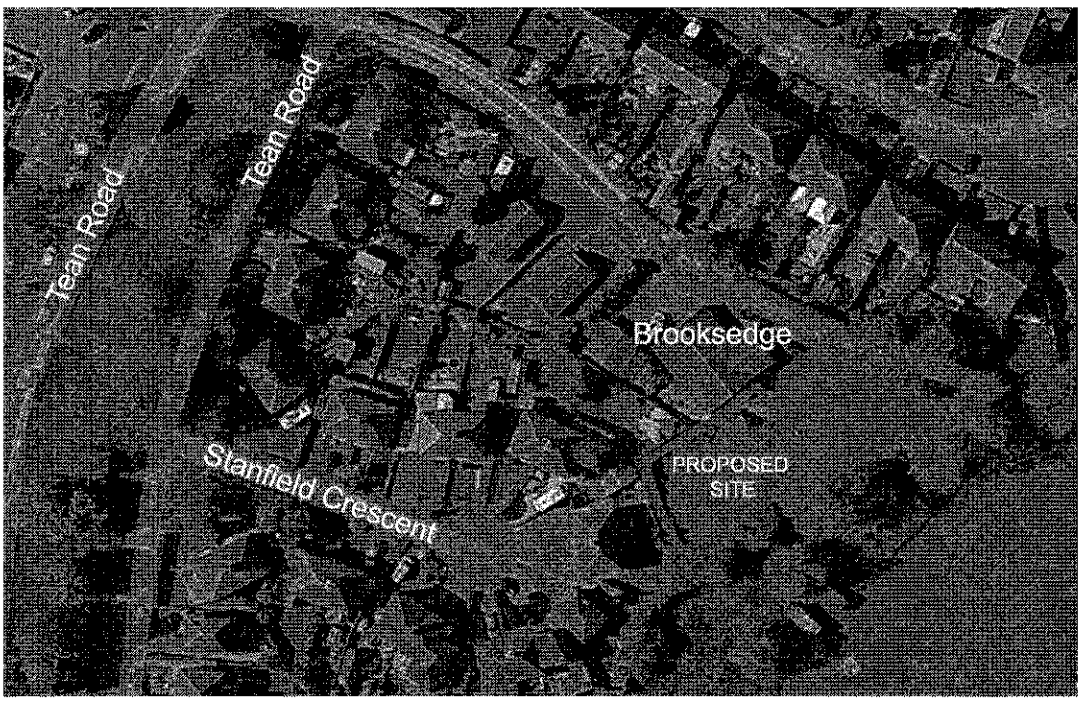
1.1 Physical Context

The site for the proposed new dwelling sits at the bottom of a private road off Tean Road Cheadle. The site is the final vacant plot for an original proposal of 8 dwellings in the mid 1990's of which only three were built.

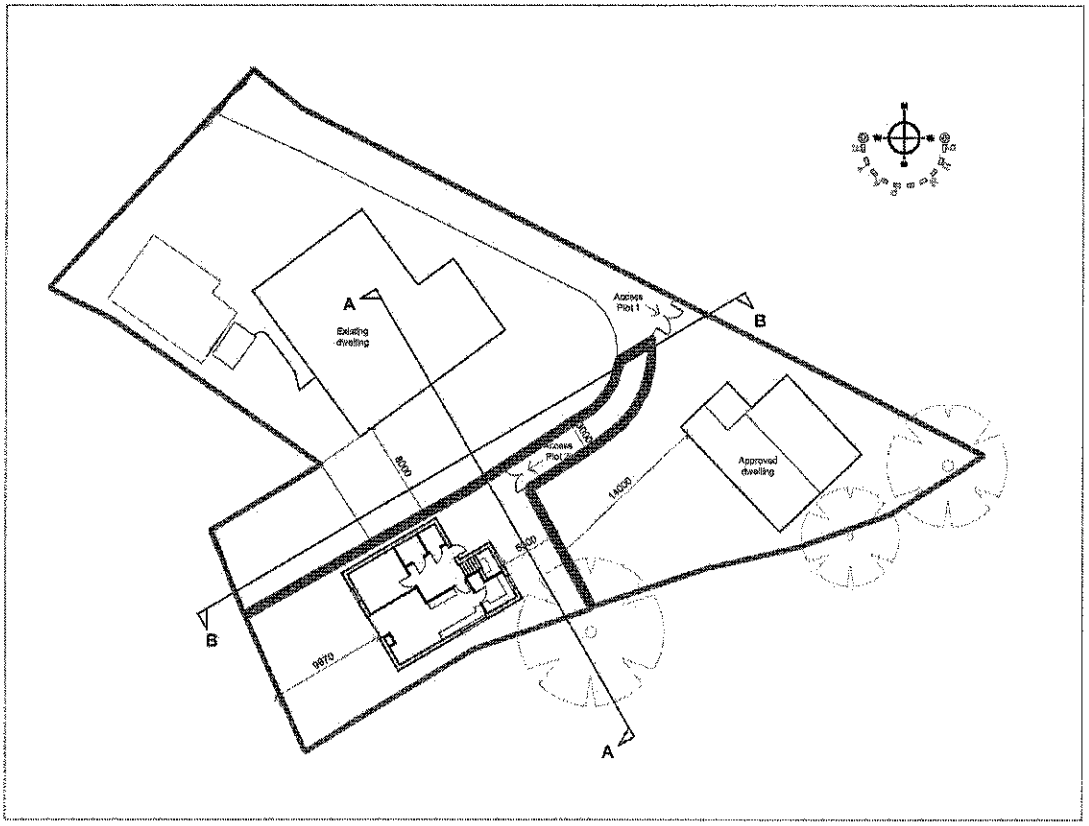
The plot is adjacent to the bungalow 'Brooksedge' which obtained planning permission and was built in 1996, and sits to the western boundary of the site. The eastern boundary of the site faces open fields, the northern boundary a track and rear gardens, and the southern boundary faces rear gardens.

The site slopes down slightly from west to east, and is open with no trees shrubs or vegetation on it.

The site is approximately 650 sqm's (eighth of an acre).



Aerial View of the Site from Google Earth



Site Plan of recent planning approval

1.2 Planning Policy Context

The site was subject to a planning application for a new dwelling in 2003 ref: 03/00508/FUL which was refused. The reason for refusal was the close proximity of windows in the gable end of the existing bungalow, Brooksedge, to the site access which would result in disturbance. The principle of a dwelling on the site was not challenged.

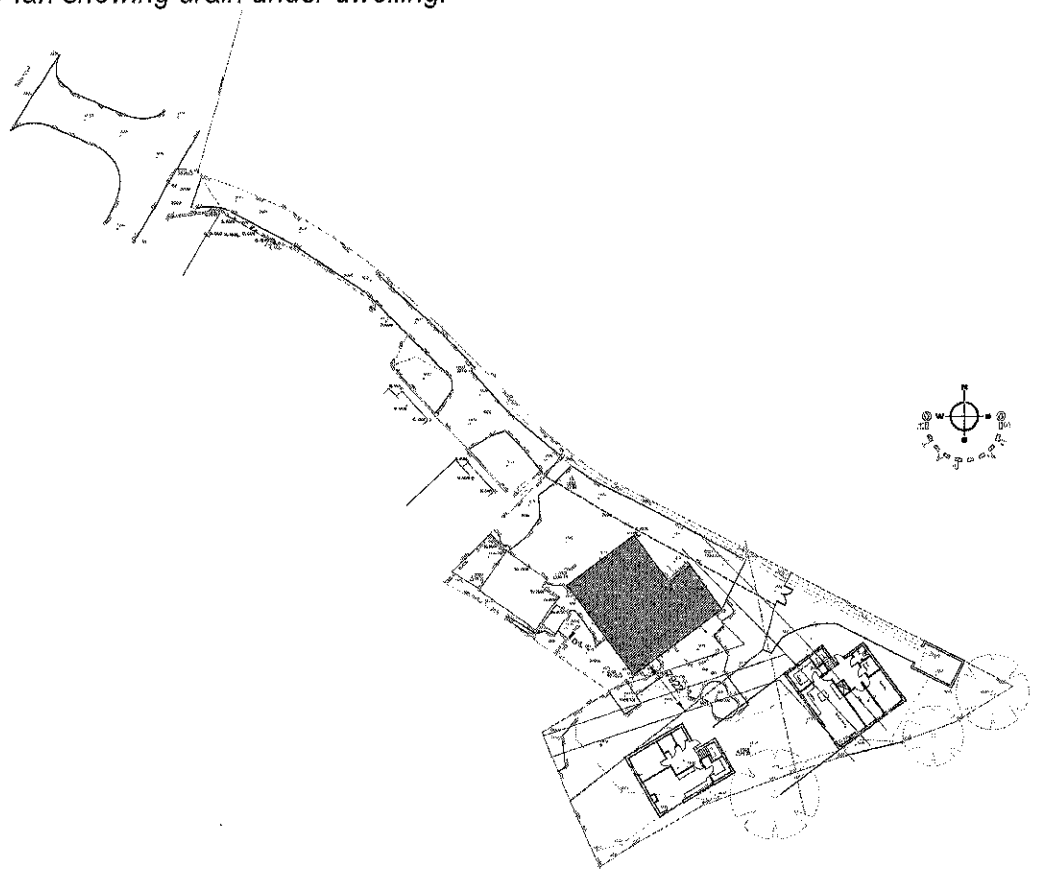
In May 2014 a planning application was submitted dealing with the reasons for the above refusal by blocking up the windows adjacent to the access, which have poor views anyway, and inserting a new patio window in the eastern elevation of Brooksedge overlooking its garden. Therefore taking away the disturbance which now faces a blank gable end. A digital topographical survey of the site has been carried out (there was not one done for the refused application 4297/1 in 2003) and this shows a distance from the proposed blank gable end to the site boundary of 8 metres at its shortest point and 9 metres at its longest. Allowing 3 metres for a driveway to the proposed site, and erection of a boundary fence, still leaves between 4 and 5 metres of side garden for Brooksedge to what will be a blank gable end. This therefore resolved the 2003 reason for refusal and complying with space around buildings standards.

Planning permission was granted in December 2014, SMD/2014/0354 therefore establishing the site in planning policy terms as a residential use.

Site layout.

After the granting of planning permission it was discovered that a Severn Trent drain ran underneath the corner of the proposed position of the dwelling on the site.

Plan showing drain under dwelling.



Negotiations took place with Severn Trent to either build over, or divert the drain. Both of these negotiations however failed to produce an acceptable solution. Severn Trent however did confirm that if a 3 meter clear way leave could be achieved either side of the drain then this would be acceptable to them.

The dwelling therefore has been redesigned and repositioned on the site to accommodate the way 3 meter way leave. This has been achieved by reducing the dwelling footprint, rotating it slightly North East, and moving it further back into the site.

This has taken the footprint closer to the two existing mature trees on the site boundary.

A 'Tree Report has been commissioned by Chartered Arboriculturist Anthony Bethell,

which confirms the new dwelling position will not have an adverse effect on these trees.

The above mentioned arboricultural report formed part of the design and Access statement.This application was approved in March 2016 ref SMD/2016/0008.

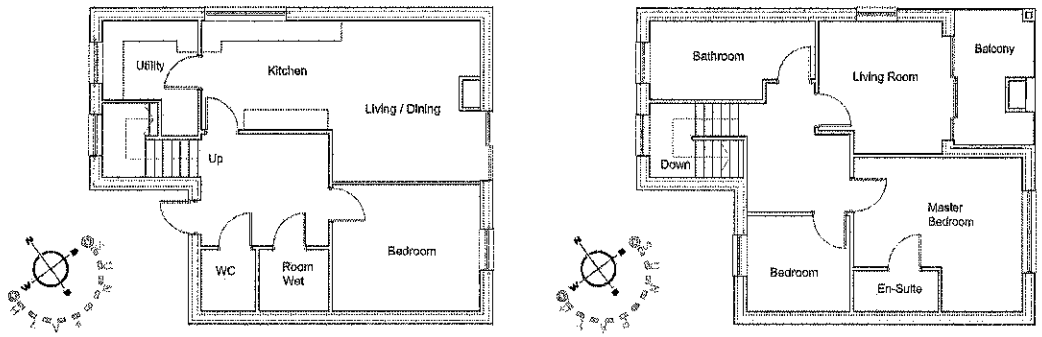
1.3 Site layout.

The above mentioned approval, after providing sufficient amenity space around the dwelling to comply with space around buildings standards, still left a large area of site (approx 650sq m's) to the south west, and this is the site for this application.
The site is bounded to the south by open fields, and to the west by mature domestic gardens. To its north is the existing bungalow Brooksedge, and to the east the site of a dwelling planning approval SMD/2016/0008.

2.0 Design

2.1 Use

The use is for a new single dwelling.



Proposed Floor Plans

2.2 Layout

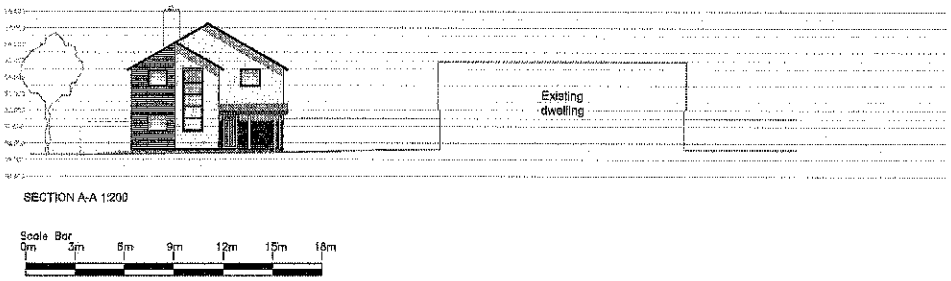
The layout of the dwelling on the site is sited close to its southern boundary, but clear of an existing tree on that boundary. This gives good view across open fields to the south, and good amenity space (garden) to its southwest

The site layout also ensures that the amenity space of the existing bungalow Brooksedge is not compromised and it to complies with space around buildings standards.

2.3 Scale

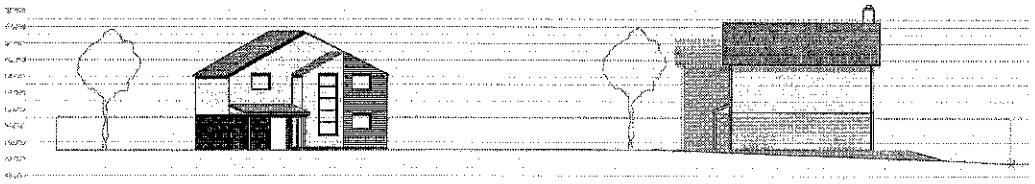
The floor level of the proposal is lower than the existing Brooksedge bungalow and at the same level as the recently approved dwelling SMD/2016/008.This ensures it is low lying on the site, ensuring it fits in with the scale of Brooksedge and other surrounding dwellings, and not compromising their outlooks.

Proposed Site Sections



SECTION A-A 1:200

Scale Bar
0m 3m 6m 9m 12m 15m 18m



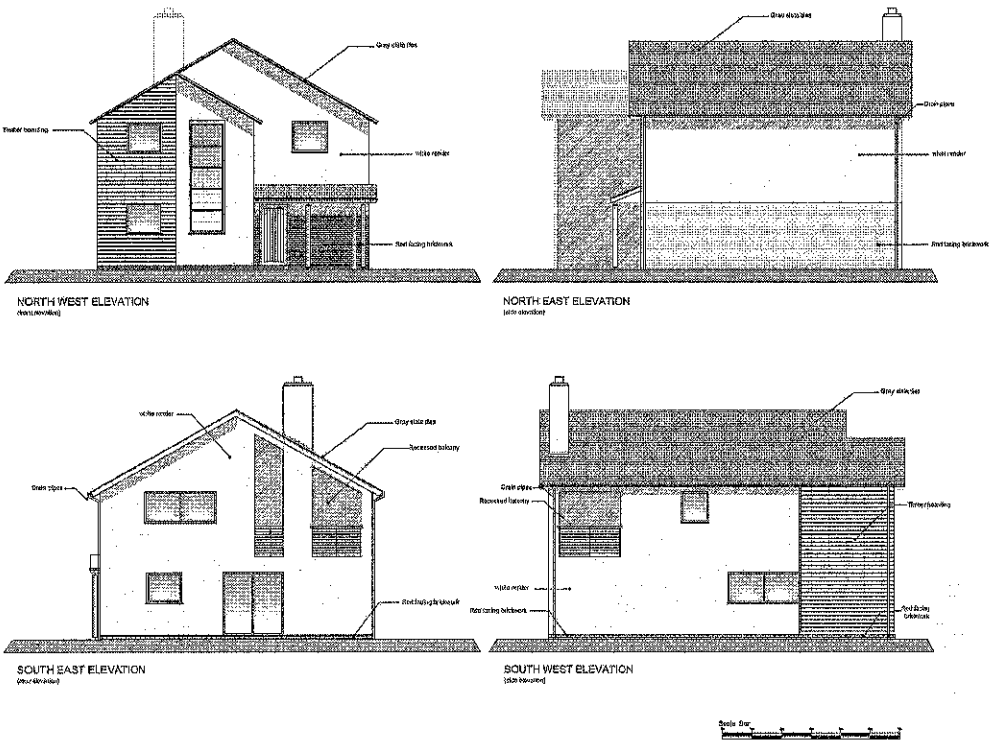
SECTION B-B 1:200

Scale Bar
0m 3m 6m 9m 12m 15m 18m

2.4 Appearance

The proposed dwelling has a shallow pitched roof with large overhanging eaves. This coupled with the mixture of rendered finish and brickwork gives it a modern feel whilst retaining a vernacular appearance.
The main entrance is defined by a covered walkway and large vertical windows ensuring plenty of light enters the stairwell and landing.
The main garden (southerly Westerly elevation) elevation has large windows to the living and kitchen areas taking advantage of the views down its large garden.
At first floor level on the corner of the southern and eastern elevations the floor plate steps in under the roof providing a covered balcony giving views to open fields to the east and southerly views down its garden.

Proposed Elevations



3.0 Access

3.1

The main site entrance has a generous flat vehicular access making turning a car easy and getting in and out in front of the house.

All entrances to the dwelling have level threshold access. Circulation space within the dwelling is generous with all door openings being a clear 900mm.



View of existing property from the main entrance

4.0 Conclusion

4.1 The 23rd March 2016 planning approval ref ; SMD/2016/0008 has established the application site as a residential use. This application demonstrates this new dwelling will not compromise the position of the existing Brooksedge bungalow, or indeed approval SMD/2016/008. Nor does the application effect any fo the existing trees on the south eastern boundary.