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Design and access statement

PLANNING APPLICATION FOR PROPOSED DETACHED 4 BEDROOM DWELLING ON LAND BELONGING TO PALMBROOK, FOXT LANE, FOXT. ST10 2HN

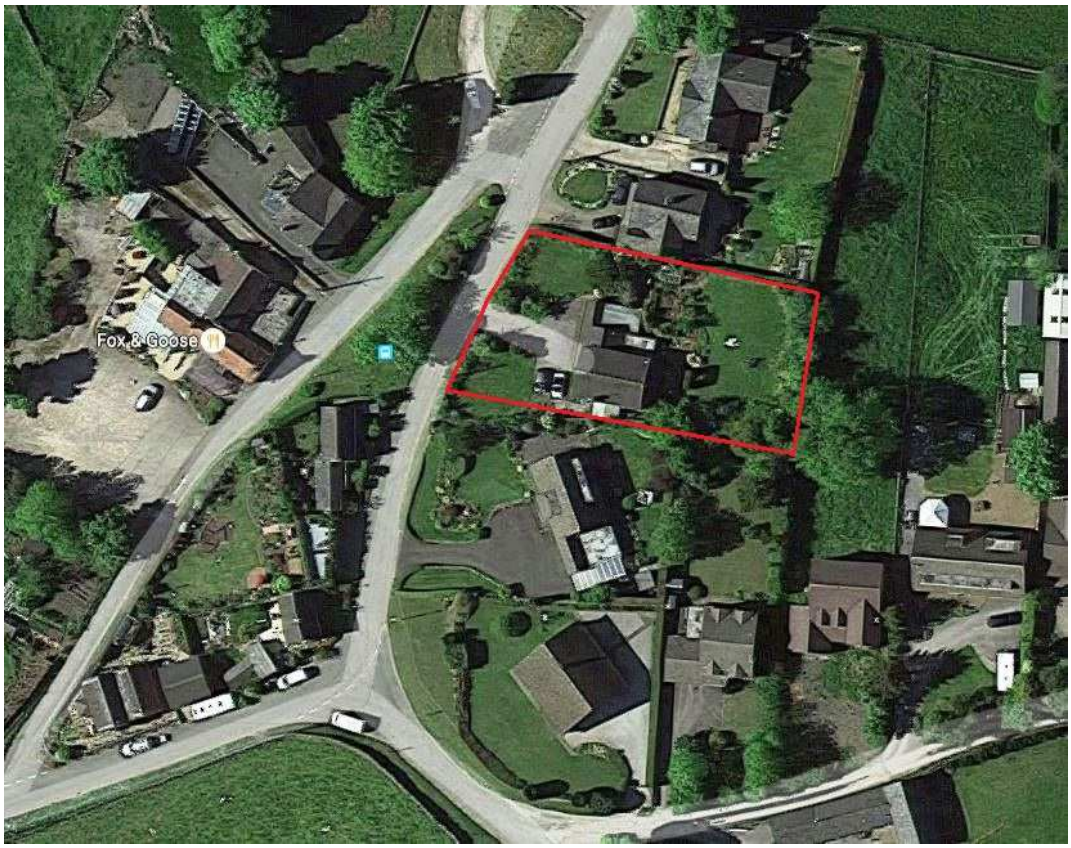


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Design and Access Statement

Planning application for proposed detached 4 bedroom dwelling
On land belonging to Palmbrook, Foxt lane, Foxt. ST10 2HN

Introduction/Context

This statement is produced to support an application to build a 4 bedroom detached house within the garden curtilage of Palmbrook, Foxt Lane, Foxt.

An application was submitted in October 1978 (77/04529) to build 3 link detached cottages. The application was approved on 17th January 1978 with conditions. The application was outline with conditions to be discharged relating to the appearance of the proposed dwellings, which must be submitted prior to commencing construction. An application was submitted in November 1980 with the details for the dwelling to become known as Palmbrook and it was approved on 14th May 1981. The application for the dwelling to become known as Rockside was approved in 29th January 1979. These two dwellings formed the end properties of the original 3no link detached properties.

The proposed new dwelling will be positioned between the existing properties of Rockside and Palmbrook. The curtilage of Palmbrook includes the land originally allocated to the middle of the link detached dwellings.

Proposal

The application is for a two storey four-bedroom house, built in a similar style to those approved on each side of the proposed development. It will be built with Ibstock Berkeley grey/brown brick to match both properties each side. The proposed dwelling would be a detached property resulting with 3no detached properties on the site, rather than the approved linked detached dwellings. The property will have an integral garage, similar to the original design of the dwellings on each side. However the garage belonging to the property known as Palmbrook has been since converted into living space. A carport to the side of Palmbrook having a garage frontage with an open side shall be taken down forming part of the proposal to provide the space for the proposed dwelling, retuning Palmbrook to the original footprint.

Use/Amount

The existing site / garden curtilage belonging to Palmbrook is approximately 1107m². The proposed dwelling will be placed approximately 0.9m from the northern side wall of Palmbrook. The existing drive access to Palmbrook shall be widened to approximately 6m wide allowing shared access to the existing and proposed dwellings. The Driveway shall be become shared ownership between the dwellings conveyed and registered with Land Registry when the proposed dwelling is completed. The resulting dwelling curtilage belonging to Palmbrook including part of the shared driveway will be approximately 697m², leaving the proposed new dwelling having approximately 490m², to include part of the shared driveway access.

The proposed development is designed to suit the existing site and building constraints, oriented to fit between the existing dwellings on the original large site.

The existing Palmbrook property is a 3 bedroom dwelling, there is sufficient parking space in front of the property to park 2 vehicles and allow for manoeuvring on the shared drive to exit the site using forward gears.

The proposed new dwelling is to be 4 bedrooms. There will be sufficient parking spaces for 2 vehicles in front of the dwelling, similar to the existing Palmbrook dwelling with turning space to exit using forward gears, there will be additional space for parking a 3rd car inside the garage to comply with the parking requirements for a 4 bedroom dwelling.

Staffordshire Villages are a very after location to live, there is a shortage of deliverable housing sites with the Staffordshire Moorlands, this development will provide much needed housing to the local area. The Village of Foxt is located in Green belt, the proposed development within the village boundary is considered to be infill within the green belt.

Layout

The proposed layout is of a family detached dwelling, the kitchen / dining room to the rear of the house, with also a sizable utility room to allow for a large family freezer. The lounge and garage are separated by the central staircase and WC accessed from the Hall. On first floor are the 4 bedrooms located in each corner of the property having a central staircase and a rear bathroom. The master bedroom located over the lounge will have an ensuite shower room.

The proposed dwelling has been designed to fit in the space left between the 2 properties built as part of the original outline planning permission granted in January 1978 for 3no link detached dwellings. There will be approx. 0.9m access down each side of the proposed property.

Scale

The scale of the proposed dwelling of a similar scale to the existing properties on the site. The plot allocated to both the existing Palmbrook and proposed new dwelling exceeds the minimum requirements for SMDC space about dwellings standards. It is considered the scale of the proposed dwelling is proportionate to the garden curtilage.

Appearance

The building and surrounding landscape are to be aesthetically attractive, the proposed dwelling shall be constructed using traditional materials and built to a high quality.

The front of the property is designed similar to the existing properties built either side of the proposed plot, using the same bricks as the existing dwellings, but differing slightly from the existing dwelling design to avoid repetition in the village boundary.

The proposed dwelling has been positioned and designed carefully so that it sits between the existing dwellings, Palmbrook and Rockside. There will be no overlooking or privacy issues raised as a consequence of the siting of the proposed dwelling.

Landscaping

The land around the proposed dwelling will remain as existing with grassed lawns and boundary hedges.

The existing plots are elevated above the road by approximately 2.0m. The front dry stone style retaining wall to the roadside shall be retained, however the driveway shall be widened to allow 2no vehicles to access the separate properties.

Access

Access is via the existing driveway, widened to allow separate access to the proposed dwelling. The adjacent road is within the village boundary and therefore inside the 30 mph speed limit. There is suitable visibility for vehicles exiting the site for vehicles approaching.

Principle of Development

The adopted plan policies of the Core Strategy Document seek to place the majority of the District's future housing in its town and major villages. The sustainable development plan policies encourage development in sustainable locations and on previously developed land. Policy H1 requires new housing to satisfy local housing needs, to comply with the areas strategy and to be of a density that accords with the character of the area it sits within.

The proposed dwelling is on land already approved for a dwelling in 1978 as part of a development of 3no link detached dwellings. Saved policy H4 of the Local Plan states that new housing development will be expected to locate within settlement boundaries where it can be serviced and where it is in sympathy with the area. The proposed dwelling is located close to the village boundary, but between existing properties. It is not considered the proposed development will have an adverse impact on the character and appearance of the area, residential amenity or highway safety.

The proposed development is to be of a high quality and will add value to the local area and has been designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and overall appearance.