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SUPPORTING INFORMATION INCLUDING DESIGN AND ACCESS STATEMENT APPLICATION FOR APPROVAL OF RESERVED MATTERS FOR THE ERECTION OF 9 DWELLINGS- LAND OFF DEEBANK AVE, LEEK

MR J. HURST

09/01099/ REM 12 NOV 2009 - SM

Introduction

This statement relates to the application for reserved matters pursuant to outline permission 04/0085 approved in July 2005. This was more recently the subject of a permission to vary condition 7 (07/00321/ful)which allowed access to the site by means of a private highway, and also extended the period of time available for the submission of reserved matters. This submission seeks to obtain approval of all reserved matters including landscaping with the exception of the appearance of the dwellings i.e. facing materials.

Assessment

The site is situated within an established residential area within the Leek town boundary close to main amenities, and public transport facilities. The site is bounded on three sides by existing housing and on its south-eastern side, Leek High School.

The Scheme

The development seeks to provide traditional family housing comprising four/five bedroom properties on a site area of 0.35 hectares. Three different house types are proposed, all utilising the roof space to maximise accommodation (there is an optional fifth bedroom shown as guest room on House types A & B). This is considered to be in accordance with market requirements for this part of Leek.

The Layout

The configuration of the scheme results from the requirement for vehicular access to be taken off a continuation of Deebank Avenue as a private highway. Dwellings are therefore grouped on both sides of the private road to ensure maximisation of garden space and in accordance with adopted interface standards so as to protect the privacy of adjoining residential occupiers. This orientation of the dwellings will ensure adequate daylight to all principal rooms.

The layout also provides parking within the individual curtilages in accordance with the adopted standards i.e. three car spaces for 4/5 bedroom dwellings Pedestrian access around the dwellings and areas for waste storage and collection are provided.

Design

The dwellings will be two storey with three types of house, House type C with five bedrooms, and House types A & B having an optional fifth bedroom shown as a guest room. Whilst all the properties appear two storey, all designs incorporate dormers to the rear elevation to use the roof space to maximise accommodation at second floor level .House type A on plots 1,2 and 5 (handed) provides good sized family accommodation with integral garage, three bedrooms and study at first floor, with fourth bedroom & guest room at second floor level. House Types B & C are similar but with only a single integral garage, and three bedrooms & study at first floor and 2 bedrooms at second floor level. These house types are similarly handed where appropriate to improve the layout and maintain privacy.
Although the precise details of the facing materials are not put forward at this stage all the units would be of traditional appearance in brick and tile construction, which would ensure that the dwellings integrated with existing properties around the site.

Access

The proposed dwellings will be accessed from Deebank Avenue, Condition 7 of the outline permission prevents vehicular off Springfield Drive. This condition has also been modified to allow the means of access to be constructed as a private rather than an adopted highway. The scheme therefore proposes a continuation of the highway off Deebank Avenue with a new turning head provided, and the private road continuing the length of the application site. This arrangement is inline with the illustrative scheme previously considered acceptable by the Highway Authority.

Landscaping
New planting is proposed at the entrance to the site where it will have maximum impact from a public perspective, and help to compensate for the removal of the small trees & hedgerow on the end of the existing cul-de-sac at Deebank Avenue.
A tree survey by Tree Heritage accompanies the application which shows existing trees to be removed. The layout takes account of the protected tree in the south-west corner of the site and also trees at the adjoining property , the Orchard.

Conclusion

The scheme proposes an attractive form of development in keeping with the traditional housing around the site. The type of house designs ,whilst being of traditional design also maximise the potential of the plots by providing accommodation in the roof space. It is considered that in complying with the conditions of the outline permission and the Council's space about dwelling standards the scheme is acceptable in respect of Development Plan policies.