FOREFRONT
DEVELOPMENT CONSULTING
9 Britannia Park, North Road, Stoke on Trent, ST6 2PZ
Office 01782 216912 WWW.FOREFRONTDC.UK

Design and Access Statement

Outline planning application for a single detached bungalow on garden at 2 Hillside Avenue, Endon, Stoke on Trent, ST9 9HH

DESIGN AND ACCESS STATEMENT

The Purpose of a Design & Access Statement

In May 2006, the Government introduced changes to the planning application process. One of these was the need to provide a Design and Access Statement (DAS) for all planning applications other than those for householder developments. This legislation came into effect on 10th August 2006.

The Government's formal requirements for DAS's are set out in Circular 01/2006 entitled 'Guidance on Changes to the Development Control System'. To complement this, the Commission for Architecture and the Built Environment (CABE) has produced a document entitled "Design and Access Statements: How to write, read and use them". This document (referred to hereafter as "the CABE Guidance") lists the matters which must be included within a Design and Access Statement.

These are:

- The Design Process
  i. Assessment
  ii. Involvement
  iii. Evaluation

Use

Amount

Layout

Scale

Landscaping

Appearance

Vehicular & Transport Links

Access

Guidance on information requirements and validation published by the Department for Communities and Local Government in March 2011 provides further guidance in respect of the preparation of Design and Access Statements. The document identifies that: "The level of detail required in a design and access statement depends on the scale and complexity of the application statements must be proportionate to the complexity of the application, but need not be long." (Paragraph 101).

The most relevant sections have been included in this document.

Site Location and Setting

The site as a whole consists of a dormer bungalow and a detached double garage with side and rear gardens. To the side of the dwelling and forward of the garage is a large tree subject to a Tree Preservation Order. The site would be subdivided to retain the garage and its driveway with the existing dwelling.

The application site is part of the garden of an existing dwelling, No. 2 Hillside Avenue. It lies surrounded by other residential properties, predominantly two storey units.

The area around the site has the visual character of a clearly built up area, with a strong suburban character.

The site is mainly laid to lawn with areas of patio, and its boundaries to other gardens are marked by 2m high fences.

The site has a road frontage to Hillside Avenue.

The site lies elevated above Hillside Avenue and at a higher level than properties to the south east.

The protected tree will lie within the site of the new dwelling, although is branches extend across the driveway of the existing garage.

There are mains services in Hillside Avenue which are capable of serving the proposed additional dwelling. The site is accessible to services and facilities by means other than a private car.

Highways and parking

The plans include a new vehicular access from Hillside Avenue to provide access to the proposed new dwelling. Construction of this requires the removal and regrading of part of the site frontage, to create a sloping driveway leading into the site. The vehicular access will be formed to allow vehicles to enter and leave the site safely, with adequate forward visibility at the proposed points of access in both directions along Hillside Avenue

The new dwelling would have at least 2 off street parking space on the site, together with a manoeuvring area in order to allow vehicles to enter and leave the site in a forward direction.

The existing vehicular access to No.2 would be retained and the existing detached double garage would remain with the existing dwelling and the garage and driveway will provide off street parking for at least 4 vehicles for the existing dwelling.

Design principles

Scale, Appearance, amount and scale

The proposed dwelling on the site would be sited close to the site's south east and north east boundaries, so as to reduce its visual prominence in the street

scene. The dwelling would be single storey without rooms in the roof space. It would therefore have a low pitched roof. It will appear far smaller than the existing 2 strey dwellings at No 2 Hillside Avenue and Ashridge House, Church Lane.

The site frontage will include hard surfacing for parking and maneuvering, No garage is proposed, specifically to avoid overdevelopment of the site.

Permitted Development rights exist on the site as it is a side garden. As a result an ancillary outbuilding cold be erected on this part of the site, with a similar bulk, size and shape. The proposed vehicular access would also not require planning permission.

Landscaping
The layout of the site and its size will allow new trees and shrubs to be planted. This includes on the street frontage and around the parking and maneuvering space. The specific plans can be the subject of a condition on a planning permission.

The existing protected tree on the site will be retained and it will be protected during the construction period in accordance with British Standards. The new driveway and access would lie partly within the Root Protection Zone (RPZ) of the TPO tree which will mean that the manner of construction will be carefully controlled including use of a “No Dig” method, to avoid damage to the roots of the tree.

Planning Policy Appraisal

The site lies within the village of Endon, which is a larger village with a variety of services and facilities. It lies on a main road between Stoke on Trent and Leek where further services and facilities exist There is a regular bus service through Endon. Accordingly Endon represents a sustainable settlement where normal day to day requirements can be met without recourse to use of the private car.

National Planning Policy Framework, March 2012

Para 14: There should be a presumption in favour of sustainable development. Local Planning Authorities should positively seek to meet the development needs of their area.

Paragraph 47
This section requires Local Planning Authorities (LPA’s) to identify and maintain five years supply of housing land, with a 5% buffer or a 20% buffer where there has been persistent under delivery in the past. Sites must be deliverable to the housing market.

Para 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the

supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

 plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);

 identify the size, type, tenure and range of housing that is required in particular
locations, reflecting local demand; and

 where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of
broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach
contributes to the objective of creating mixed and balanced communities. Such
policies should be sufficiently flexible to take account of changing market conditions over time.

Planning policies and decisions should aim to ensure that developments:

· will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

· establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

· optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport
networks;

· respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

· create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.

Para 58: “decisions should aim to ensure that developments: optimise the potential of the site to accommodate development

Local Planning Policy

Policy CSP1 of the Newcastle- Under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (LP), adopted in 2009.

Character and Appearance

The surrounding area shows a wide variety of dwellings of differing ages and styles. To the south east of the site occupying the corner site on the junction of Church lane and Hillside Avenue is a modern detached house (Ashridge House), which was granted planning permission in 1998. This house has both gable and hipped roofs.

Ashridge House was built in the garden of Highlands, in Church Lane, which is a bungalow. Both the adjacent properties in Church Lane lie at a significantly lower level than the application site.

In Hillside Avenue are post war houses, originally dormer bungalows, many of which have been altered and extended. These have a very similar design to No 2 Hillside Avenue, but lack the extensive gardens. They have quite narrow frontages and are regularly spaced.

The character of the area is lacking homogeneity, with single, dormered and two storey dwellings. Most have modest plots, with only No 2 having a large garden.

There is no over-riding design character.

Residential Amenity.

The proposed dwelling on the site would be sited close to the site’s south east and north east boundaries, so as to reduce its visual prominence in the street scene. The dwelling would be single storey without rooms in the roof space. It would therefore have a low pitched roof.

The site is surrounded by 2m high close boarded fencing which means that the majority of the prose dwelling would be screened from neighbours. Accordingly it will not have a significantly detrimental effect on the amenities of existing neighbours by reason of loss of light, daylight and outlook.

The neighbouring dwellings in Church Lane are located at a lower level than the proposed dwelling. This fact together with the existence of 2m high boundary fencing means that the outlook from windows facing the site are already constrained. Similarly daylight received from that direction is restricted, as the fencing is significantly elevated above Church Lane

Ashridge House will have its North West elevation windows looking out over the proposed new access to the site, and it will not have direct views of the

proposed bungalow on the site.

Highlands will be the closest dwelling to the proposed dwelling. The distance between the windows of that house and the proposed bungalow are sufficient to allow any concerns about the effect on daylight and outlook from that property to be set aside.

That property will retain the existing rear garden for private amenity space. Its side facing windows will look out over the proposed new vehicular access

Other factors

Biodiversity
The site does not contain ponds or any badger setts with the result that no significant harm to protected species is likely to occur, including Great Crested Newts. The site lies within a built up frontage of dwellings with the result than biodiversity value is likely to modest. The development of the site for a new house and garden is not likely to be significantly detrimental to biodiversity.

Heritage Assets

The site does not lie within or near to a Conservation Area or Listed Building. No heritage issues are relevant.

Infrastructure
There are mains services in Hillside Avenue which are capable of serving the proposed additional dwelling. The site is accessible to services and facilities by means other than a private car.

Conclusion

The proposed development would provide an attractive residential layout on this land and conforms with the policies in the development plan and the non statutory development plan, in terms of the location of the site, the nature of the proposed development, the design and layout of the scheme.

The proposed dwelling could be designed and arranged to complement and enhance the surrounding area and safeguard the amenities of the surrounding residents. Matters of parking, access, and environmental issues are satisfactory.

Furthermore Permitted Development Rights would allow a similar building and vehicular access to be erected on the site.

In accordance with National and Local Policy, the proposed development will provide new homes in a sustainable location.