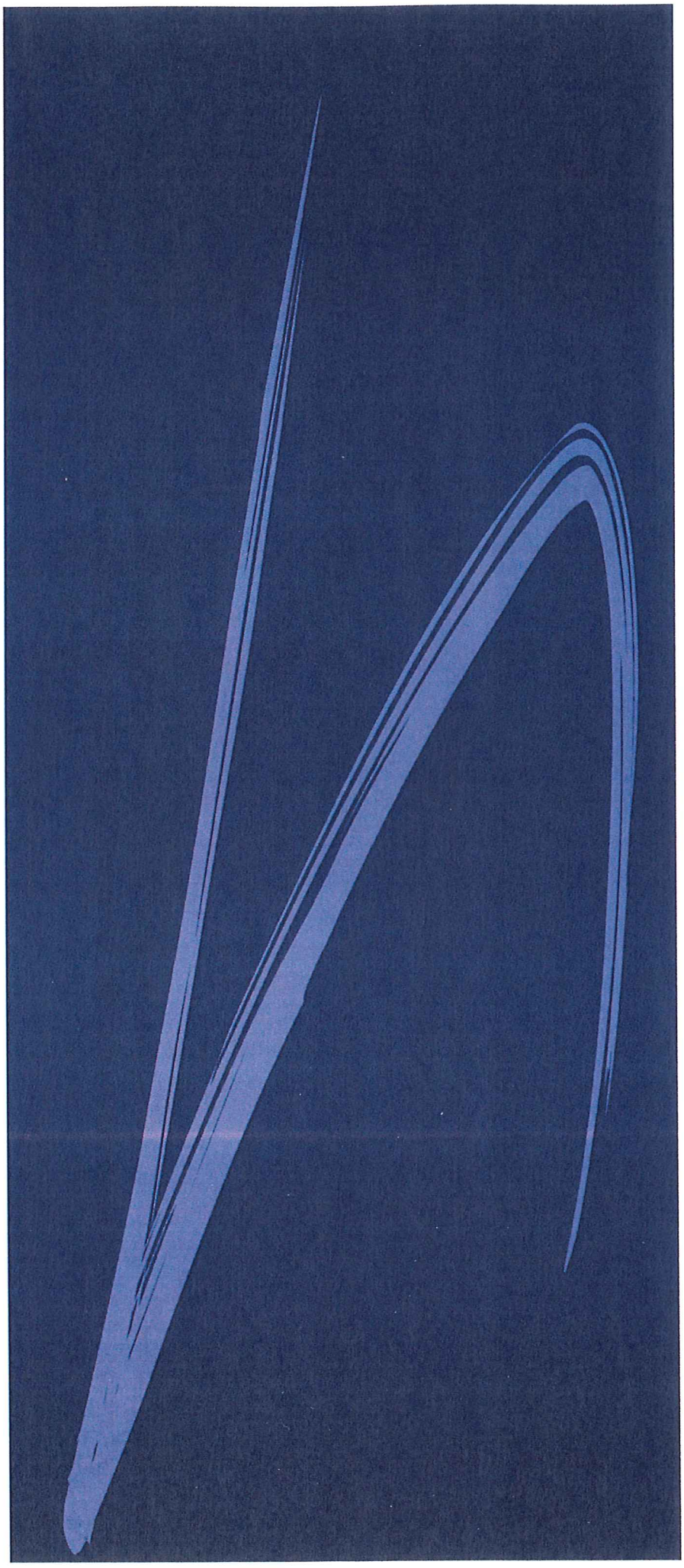

hulmeupright

DESIGN & ACCESS STATEMENT

Proposed Detached Dwelling
on land adjacent to
Woodside, Cheddleton Road,
Birchall, Leek

Client: Mrs S Mellor

Ref: 21222

Date: January 2010

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Contents

1.0	Introduction
2.0	Use
3.0	Amount
4.0	Layout
5.0	Landscape
6.0	Appearance/Scale
7.0	Access

1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Government's changes to the planning application process outlined in Circular 01/06: *Guidance on Changes to the Development Control System,* which came into effect on the 10th August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in accordance with guidance produced by CABE entitled "*Design & Access Statements; how to write, read and use them*".

1.3 The application is for a new detached dwelling and integral garage on land to the rear of 'Woodside', Cheddleton Road, Birchall, Leek.

The site will be accessed off an existing private driveway and an additional vehicular passing area will be formed across the frontage of 'Woodside'.

1.4 The proposal seeks to provide a single detached dwelling set in a large garden. This form of development is considered to be in sympathy with the developed character of the locality.

1.5 This is a second attempt application and follows withdrawal of application no. 09/00770/FUL and subsequent discussions with the case officer.

2.0 Uses

2.1 The application site comprises part of the rear garden of 'Woodside' which is a large detached dwelling situated within a substantial residential curtilage. Due to the gradient of the land the present occupiers of Woodside only use the lower areas adjacent to the existing dwelling as a private amenity area, which will be continued.

2.2 The site is set within the defined Leek Development Boundary, and is surrounded on all sides by established residential properties predominantly detached, located within mature gardens.

2.3 Council records will show the site was subject to an appeal in 2006, which was dismissed and this application aims to address the issues raised in that decision, in particular the character and appearance of the area, the effect of development on neighbours. The proposal also responds to the concerns raised in the committee report, in particular the space about dwellings and the amount of engineering required.

2.4 In terms of the advice contained in Planning Policy Statement 3 "Housing", the site can be appropriately classified as "brownfield land". Government guidance on sustainability encourages the development of brownfield in preference to green field sites.

Whilst higher density development is generally encouraged on brownfield sites, particularly those in built up areas close to services and facilities, PPS 3 nevertheless maintains a need to have regard to the existing character of the surrounding area in determining the appropriate density of development for any particular site.

It is considered that the proposal meets the terms of the guidance contained in PPS 3, and that the density of development proposed strikes an appropriate balance between the twin aims of national policy which are to achieve an effective use of land whilst also ensuring that new development fits its surroundings sensitively.

2.5 The area was once characterised by low density development in large plots but has now become much more suburban in nature following a range of infill and small scale developments. Indeed within the exact same postcode area there have been, in the very recent past, developments approved at both Larkshill and Brooklands, which involve quite substantial amounts of engineering works, and in excess of those that will be required for the design that has now been adjusted accordingly.

Very recent advice contained in *circular 3/09* suggests that it would be unreasonable to refuse development that should clearly have been permitted having regard to the development plan, national policy and other material considerations, which should include the granting of permission for similar developments in the locality.

3.0 Amount

3.1 This revised application seeks to construct a single detached family residence comprising a lounge/dining area, kitchen, 3 bedrooms and a bathroom, which achieves an internal floor area of approximately 85 sqm, which is consistent with other properties in the locality.

3.2 The new dwelling will be set in a generous, larger than average sized plot, of about 630 sqm.

3.3 It is considered that the site can easily accommodate the size of property proposed and still leave more than the minimum required, private amenity/garden areas to both the existing and proposed dwellings.

3.4 The size and scale of the property is considered to be appropriate to sit comfortably amidst other buildings within the vicinity which are of varying styles and sizes but predominantly detached.

4.0 Layout

4.1 The layout has been designed to make the most efficient use of the site whilst ensuring that the character and amenity of the locality is not compromised also ensuring that appropriate separation distances have been achieved between the new and existing properties adjoining the site.

4.2 The layout has been further influenced by the requirement to provide a suitable turning facility within the curtilage of the site.

4.3 Account has been taken of the need to avoid impacting upon the amenity and privacy of the adjoining dwellings. Suitable separation distances are maintained between existing and proposed dwellings and having regard to present boundary cover and screening and to the proposed landscaping, the resultant development should not have any objectionable impact.

4.4 The siting also enables the proposal to be set well within the natural gradient of the rising ground and as such will not create any overbearing impact within the general area and adjacent dwellings as illustrated on the cross sectional elevation through the site.

4.5 The layout of the proposal has been influenced by our aim to provide a property which will sit comfortably with the existing pattern and scale of development.

In order to achieve this aim the proposal has been set fairly centrally between the two adjacent dwellings albeit set back towards the rear of the plot to avoid impacting upon the outlook from 'Hillside' set to the east of the application site.

4.6 The proposal will provide all principal windows to the front and rear with blank end elevations to avoid any loss of privacy to both 'Hillside' and 'Woodside'.

4.7 All but one of the windows facing the site from 'Woodside' only serve non-habitable rooms with a bedroom window being resited to the side to avoid any direct overlooking and because of the sloping nature of the land the private amenity areas of the proposal are not likely to be compromised by Woodside.
Rather than affecting the character of Woodside adversely, the re-siting of the rear bedroom window would actually now complement the recently changed aspect and altered character of the property, as the original very large picture window to the lounge was bricked up and resited last year as a condition of the planning approval for the property to the west of Woodside and the new windows/patio doors now installed which form the new front aspect of the property look towards the lane in a southerly direction in the same manner that when resited the bedroom window would then also do.

4.8 The proposed layout will also ensure that more than adequate private amenity areas are provided to the proposal and maintained to 'Hillside'.

4.9 The proposed layout meets the 'space about dwelling' standards achieving a private rear garden area of approximately 185 sqm with an average rear garden depth of 11m.

5.0 Landscaping

5.1 It is intended to provide a detailed landscaping scheme as a condition of any planning consent and so only the general principles are described in this statement.

5.2 The topography of the site rises gradually from 'Woodside' to 'Hillside'.

5.3 There are mature conifer hedges to the rear boundaries, a small grouping of mature trees to the plot frontage all of which will be retained and fenced off during construction works all as described in the arboricultural report.

5.5 Upon completion of the properties the disturbed ground will be generally regarded, rotovated and predominantly laid to lawn with ornamental shrub planting adjacent to dwelling to the Client's choice.

5.6 In general terms it is intended to supplement the existing boundary hedge screening to the main side boundaries – removing any dead or unsightly areas.

The grassed backcloth to the site will remain unaffected as illustrated on the site cross sectional drawing – with the property being set well within the existing contours.

5.7 Additional tree planting is proposed to the boundary between Hillside which will comprise rowan, silver birch and beech, the exact height will be detailed as part of any landscaping scheme to provide an element of privacy to the rear garden area to the new property.

5.8 It is noted that concerns were raised on the original application about the amount of engineering works required to construct the property and this scheme has been prepared to minimise these works and all excavated/raised ground contours will be re-seeded on completion to blend with the existing grassed areas.

It is considered that because of the natural undulating nature of the land in the Birchall area, all properties both existing and proposed will entail a certain amount of excavation and filling, indeed many properties in the vicinity are of a full split level design to take account of these falls all of which have been satisfactorily landscaped and completed to blend in with the natural contours. Indeed there is a property presently under construction at Larkshill, on Birchall and in the exact same post area on Cheddleton Road, Leek that is at present undergoing an amount of excavation well in excess of that required for the proposal.

6.0 Appearance / Scale

6.1 In the immediate vicinity of the site there are differing styles of dwellings although predominantly detached they vary from single storey to full two storey with a number of split level properties to take account of the natural fairly steeply sloping ground levels of the area.

6.2 On this scheme the property has been designed as a split level to take account of the site contours across the site and minimise the amount of engineering works required.

6.3 The property itself is of a traditional simple design with a traditional pitch roof to match the scale and form of the side elevation to Woodside when viewed from the access drive.

Traditional blue/grey roofing tiles are proposed with a mixture of cream render and red/brown facing brickwork to match the traditional palette of colours found locally. Dogtooth brick corbelling above a brick plinth is proposed together with brick arches above the windows to add interest.

6.4 The front elevation illustrates how the property will relate to the adjoining properties sitting comfortably within the ground slope and by incorporating a relatively small pitched roof this ensures that the ridge height will not exceed that of 'Woodside' or impinge on the present outlook from 'Hillside', indeed these will remain largely unaffected. To maximise the available roofspace a bedroom and shower are provided with dormer windows set to outlook the rear private amenity areas. This will provide a 'single storey' appearance to the driveway.

6.5 The scale of the property has again been determined by the desire for the proposal to sit comfortably within the general pattern of development whilst not over developing the plot and retain an 'open' feel to both sides of the proposal.

7.0 Access

7.1 For the purposes of this statement, compliance with the current edition of the Building Regulation Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

7.2 For the purposes of this statement, the definition of "disability" is taken as that in Part 1 of the Disability Discrimination Act 1995.

All entrances into the building will be fully compliant with Part 'M' of the Building Regulations having a level approach and entrance door threshold.

A ground floor WC is provided to the property and all internal doors will be of a sufficient width to suit all users.

7.3 The site is considered to be in a sustainable location being close to a bus route along the A520 and within walking distance of a Primary School.

7.4 Although the private driveway is only of a single vehicle width there is an existing vehicle passing area and as part of the application a second passing area is proposed adjacent to 'Woodside' to further ease traffic movement.

7.5 The existing driveway serves 4 no. dwellings and joins the A520 Cheddleton Road where visibility is good in both directions and in the appeal in 2006 it was noted that the appeal inspection did not consider that the access arrangements and the impact of residential development on the access road/A520 junction was in any way unacceptable or limited to the development of a further single dwelling only off the access road.

7.6 The siting of the dwelling enables a turning facility to be provided within the curtilage of the site and enables more than adequate on site parking to be provided.