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DESIGN AND ACCESS STATEMENT

Detailed planning application for a single detached dwelling on land to the side of 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.

Introduction

Outline planning permission for a dwelling on this site was granted earlier in 2017 under SMD/2017/00261. This application seeks planning permission for the matters reserved under that consent, and includes plans of the specific appearance and siting of a new dwelling.

The new dwelling has been designed to take account of the concerns raised by neighbours at the time the original outline application was under consideration. Specifically neighbours were concerned about overlooking and loss of daylight and outlook. The plans which have been drawn up ensure that the reasonable amenities of neighbours will not be detrimentally affected by an unacceptable amount.

The siting of the new dwelling is generally the same as that indicated on the plans considered at the outline planning application stage.

Site Location and Setting

The site whole consists of part of the former garden at 2 Hillside Avenue, Endon, which is now in separate ownership. No 2 is a dormer bungalow and has a detached double garage and rear gardens. Between the application site and No 2 is a large tree subject to a Tree Preservation Order.

The application site is 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.

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 arrangements fro vehicular access are unchanged form the original outline planning application. These are for 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 will have several off street parking spaces 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, parking and garage at No.2 has been retained and provides ample off street parking for that dwelling.

Design principles

Scale, Appearance, amount and scale
The proposed dwelling is sited close to the site's south east and north east boundaries, so as to reduce its visual prominence in the street scene as it is set back from the road frontage. Accordingly it will appear far smaller than the existing 2 storey dwellings at No 2 Hillside Avenue and Ashridge House, Church Lane.

The dwelling proposed will have accommodation on two floors, but it would be incorrect to refer to it as a house or dormer bungalow as the upper floor rooms are contained wholly within the pitched roof structure without dormer window elements. Instead the upper floor rooms will receive daylight and ventilation solely through rooflights lying in the same plane as the roof tiles. This means that the dwelling will appear little different to a bungalow in terms of scale and appearance.

This design has been chosen to minimise the impact on neighbours. This over-riding principle has limited the architectural potential but interesting design features are planned for the gable.

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 existing protected tree on the site will be retained and it will be protected during the construction period in accordance with British Standards.

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 Hillside 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.

There is no over-riding design character and as a result the house proposed for the site will pot be detrimental to character and appearance,

Residential Amenity.

The proposed dwelling on the site would be sited close to the site's south east and north east boundaries. Accordingly only rooflights are planned at upper floor level looking out near these boundaries. These will lie at an angle, parallel with the roof slope. This means that within those bedrooms the views are angled upwards to the sky, with extremely limited views looking straight out towards the neighbours houses.

The site is surrounded by 2m high close boarded fencing which means that the ground floor windows in the proposed dwelling would be screened from neighbours preventing direct overlooking and loss of privacy.

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. It is a bungalow although rear additions include upper floor accommodation looking towards the appeal site. The distance between the windows of that house and the proposed dwelling are sufficient to allow any concerns about the effect on daylight and outlook from that property to be set aside. The nearest part of the new dwelling is a flat roofed bungalow, and no gable windows in the main section of the dwelling beyond the garage.

The existing dwelling at 2 Hillside Avenue has side facing windows but these will look out over the proposed new vehicular access and drive.

Other factors

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 new 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 has been 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.