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Design and access statement

PLANNING APPLICATION FOR PROPOSED 6no NEW DWELLINGS ON LAND CURRENTLY OCCUPIED BY GARAGE UNITS TO REAR OF PREMIER GARAGE ON BROAD STREET, LEEK



Photo courtesy of google earth

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Design and Access Statement

Introduction/Context

This statement is produced to support an application to demolish the remaining garages on land behind the Premier garage on Broad Street, Leek, and to build 6no detached dwellings on the site, with site landscaping for access.

An application was submitted in April 2015 on behalf of McDonalds' Restaurant (SMD/2015/0202), in addition to the proposed restaurant, but also included a proposal for houses on this site. The overall application was refused by the planning committee.

This outline application is for 6No three bedroom residential homes, with off street parking and gardens. The proposed site is located to the south west of Leek Town Centre and is bound by Broad Street (the A53) to the south east and Sneyd Street to the north east.

The application site is currently occupied by redundant lockup garages in various states of repair.



The site is accessed via a driveway located between Premier Garage and All Car Tyres and Exhausts, located on Broad Street.



From a relatively level access off Broad Street, the site is sloping rising gradually, once past the Premier Garage and All Car Tyre and Exhausts to the garages at the back of the site.



Currently we are aware that the council has a deficit of new housing to meet the projected demand in the near future. There have been sites identified for new housing developments in the edge of town to meet the demand.

The proposed site is a brownfield site close to the centre of town

The site is approximately 1953m² (approx. 0.2ha)

Proposal

This application is for outline planning permission for 6No three bedroom houses, each with a garden.

The proposal has ample off road parking situated to the rear of the houses, using the space currently occupied by the garages on the rear of the site, following demolition of the garages, the rear boundary wall / fence shall be made good and the proposed residents parking space shall occupy the footprint of the garage bases. The existing road level in front of the garages would be retained with the tarmac surface replaced/made good, to provide a road width of approx. 5.5m wide to allow vehicles to manoeuvre safely in and out of the parking spaces.



A rear boundary fence would give access from the parking space to the rear gardens with a stepped access down to the houses

The access road is to be widened adjacent to the road and improved to allow better visibility and access. A bin collection point are to be added in the access road, approx. 15m back from the pavement to allow the refuse lorry to reverse onto site to empty the bins.

A wider turning space is to be formed on the site adjacent to the houses to allow emergency vehicle to turn and exit the site in forward gear.

Use/Amount

The site would be sensibly used to provide ample off road parking for the residents of the proposed houses. The access track and site currently serves circa 44 lock up garages however, many of these are no longer used, although the site is used for informal parking/overspill parking for premier garage and ALL Car Tyres. Therefore, the proposed use by 6 No houses shall be a lower usage vehicle movement and the track is deemed for the acceptable proposal.

The proposed houses are to be average sized, 2 storey, 3 bedroom family dwellings with private rear gardens and a minimum of 65m² of garden curtilage.

The application is outline with appearance and design of the dwelling reserved, the submitted plans are to provide an indicative size and massing.

Layout

The houses are to be situated to the rear of Premier garage with access coming off Broad street via an existing road. The house fronts would be parallel to Broad street, with access to off road parking running behind the rear gardens.

The proposed layout makes best use of the topography of the site and neighbouring developments, situating the houses on the lower section of the site will ensure they proposed dwellings do not impose an overbearing on the rear of the houses off Eversley Avenue.

Gardens shall be terraced with stepped access to the rear.

Scale

The scale of the proposed dwelling of a similar scale to the existing properties in the area and similar dwellings within Leek, designed as an average sized 3 bedroom family dwelling house with private gardens to the rear and ample off road parking.

Appearance

The existing garages are in a poor state of repair on an unsightly area. The proposal makes better use of the land and would improve the general appearance of the area.

The proposed new dwellings have been designed in a vernacular style and will be built using local building materials to blend in to the area surrounding the local needs housing and enhancing the character and appearance of the overall site.

The proposed properties are designed to enhance the valued characteristics of the Staffordshire Moorlands district councils planning policy. The removal of the redundant garage units will readily serve to enhance the appearance of the site, however simply removing the buildings it likely to cause a more harmful impact on the beauty and landscape of the area, and it may possibly become a site for dumping waste or fly tipping if left undeveloped.

The businesses within the area would also be at risk of burglary and trespassing, as the disused track offers a hidden path to the rear of several buildings. The proposed development shall reduce this risk and improve an area that could attract un-neighbourly activities.

The proposed application for 6no new dwellings are designed to respect the existing dwellings near the site and enhance the overall character and appearance of the area, to become part of the community and support the community, complementing the style or the local buildings.

Landscaping

The existing track will be widened to allow better visibility and access to the site, with provisions for vehicles to turn around on the site before returning to Broad Street. Planting would be provided along with a footpath at the front of the houses. The gardens to the rear would be surrounded by close boarded timber fences to provide security and privacy in the same style as the surrounding residential buildings. Off road parking would also be provided to the rear of the site with access directly from Broad Street.

Access

Access is via Broad Street. Provision is made for large vehicles such as refuse trucks and emergency vehicles to turn on the site and enter Broad Street in forward gears is to be provided. The main road either side of the site is straight, generally with slow moving traffic and the visibility for cars exiting the site is considered to be suitable.

Ecology

A preliminary bat survey has been carried out by Absolute Ecology, without identifying the presence of bats using the buildings. The ecologist carried out a thorough visual check of the buildings. The ecologist has stated there is a potential for bats to be using small crevices where mortar is missing, of gaps in roof sheets. To confirm the presence or absence of bats an activity/emergence survey must be carried out, however bat surveys are generally only valid for two survey seasons, because bats may change their roosting/feeding habits during this time due to environmental changes. It is therefore proposed to await further bats surveys until a full development scheme is proposed.

Planning Policy

The site is located within the settlement boundary of Leek and in a brownfield pocket of between commercial and residential development near the centre of the town. Planning policy states that new housing development will be expected to locate within settlement boundaries where it can be serviced and where it is sympathy with the area.

The National Planning Policy Framework (NPPF) is founded on delivering and achieving sustainable development. This means supporting strong and healthy communities, protecting and enhancing our natural, built and historic environment and contributing to building a strong, responsive and competitive economy by identifying and coordinating development requirements, including the provision of infrastructure.

The concept of sustainability argues in favour of concentrating most development in or adjoining existing built-up areas.

The development is within the town boundary and a short distance from grocery shops and other retail outlets, and also within close walking distance of local bus routes, and therefore demonstrates sustainable development.

Leek and the Staffordshire Moorlands have a shortfall of housing supply, current proposals to extend the town boundary to allow development on Mount road and other current Greenfield sites. This proposal is to make use of a derelict brownfield site close to the town centre, providing a modest contribution towards the housing deficit.