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DESIGN AND ACCESS STATEMENT

FOR

FULL PLANNING APPLICATION FOR

RESIDENTIAL DEVELOPMENT OF 1 no

DETACHED HOUSE AND GARAGE ON LAND

PLOT AT REAR OF 19 THAMES DRIVE, AND

ADJACENT TO 3 PALMERSTON WAY,

BIDDULPH, STAFFS ST8 7SX FOR

MR A. J. GOUGH

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1.1 INTRODUCTION

1.2 This Design and Access Statement accompanies a full planning application for the development of 1 no. dwelling and garage on the site of the land plot at the rear of 19 Thames Drive and adjacent to 3 Palmerston Way, Biddulph, ST8 7SX.

2.1 BACKGROUND AND INFORMATION

2.2 The Site and Surrounding Area

2.2.1 The land is located within the established Residential area of Biddulph and a Site and location plan can be seen attached with this application.

2.2.2 The area surrounding the site is wholly residential.

3.1 PROPOSED DEVELOPMENT

3.2 The proposal is for a development of 1 no. detached market house and garage on the land. A full layout plan design can be seen attached with this application.

3.3 The access arrangements are to be considered as part of this application and a new vehicle access crossing will be required to the public footpath.

4.1 DESIGN

4.2 The property design is substantially the same as that which was granted planning consent and approval of reserved matters previously. The property design will therefore be in keeping with the general style and mixed types of local properties in the area. The house would be 4 bedroomed detached dwelling with single car attached garage.

4.3 Much of the adjoining area is characterised by detached and semi-detached houses, many of which have been additionally extended. All of the dwellings have on-plot parking where garages are of single storey height and the dwelling-houses are generally two storeys in height.

4.4 An analysis of the locality demonstrates there is a general mix of style and architectural approach to the existing dwellings. The proposed built form will seek to respond to certain elements of the surrounding context notably using similar type of materials and an appropriate scale and massing in order to help integrate the new development with the surrounding context. The new house will have generous garden and the separation of the site from the neighbouring dwellings is already established by fencing and hedgerows and which forms the delineation with the neighbouring dwellings at 19 Thames Drive and 3 Palmerston Way.

4.5 The development will be built to take into account the requirement for sustainable design in relation to climate change and sustainability principals, energy efficiency and all relevant buildings regulations will be adhered to.

4.6 Overall, the development would be a continuation of residential housing in the locality and would be designed to reflect the scale, mass, form, roof pitch and detailing of the properties in the local area. The land is essentially, an infill building plot in relation to the arrangement of existing dwellings in the locality.

4.7 Use

4.7.1 The site is currently a parcel of land on which previous planning consent has been granted for a detached house and garage of very similar design. The proposed development will see a fresh new use for the site which is wholly compatible with the local residential settlement adjacent to the site.

4.7.2 It is proposed to build an additional 1 no. market dwelling on the site. As there is existing residential development surrounding the land plot, the proposed use is seen as being in-keeping with the surrounding area.

4.8 Amount, Scale and Layout

4.8.1 The site is capable of accommodating 1 no detached dwelling with single car garage and with the appropriate amenity land, and parking space on the driveway area. A copy of the schematic layout can be seen attached with the application.

4.8.2 The development has been designed taking into account relevant design guides and the surrounding area.

4.9 Appearance and Landscaping

4.9.1 As part of the proposed development, it is critical to pick up the characteristics of the surrounding features of properties in the locality.

4.9.2 The dwelling will be an integral feature in the street scene as part of the established built form. The site will be suitably landscaped. The dwelling is designed to reflect the scale, mass, form, roof pitch and detailing of the properties in the area. The development of the site would help to round off development in this area.

The existing trees and shrubbery planting on and at the rear of the site help to soften the development in its setting as as part of the overall street scene.

5.1 ACCESS

5.2 Consultation and Policy

5.2.1 The proposed development accords with saved policy in the Local Plan which relate to highways and access. The proposal for housing on the site should not raise any major issues relating to traffic generation from the site onto the road network, as the traffic generation from the site will be private car vehicle movements from the home proposed for this site development.

5.3 Access and Traffic Generation

5.3.1 It is proposed that the access for the proposed dwelling would be directly onto Palmerston Way, via a new footpath vehicle dropped kerb crossing to the new driveway.

5.3.2 It is not envisaged that there will be major additional traffic associated with this development which could cause any disruption to the amount of traffic within the area.

5.3.3 It is considered that given the relatively small development there will be negligible change in traffic movements. It is considered that a safe and satisfactory access is already provided to serve the development.