ADDED VALUE ARCHITECTURE

Design & Access Statement

Project:	Land adjacent to: 66 Albert Street, Biddulph, ST8 6DU
Ref:	190605/DAS/001
Date:	August 2019
Revision:	N/A
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Proposal

The proposal is to create a pair of semi-detached houses on the large garden plot to the side of 66 Albert Street, Biddulph.

Planning History

- SMD/1987/0679: Renewal of permission for site for dwelling. Approved (no details available)
- SMD/2017/0406: Proposed new build of 3No. 2-storey, 2 bedroom terraced houses. Refused.
- APP/B3438/W/18/3205483: Appeal Dismissed.

The previous application SMD/2017/0406 was refused and dismissed at appeal for the following reasons:

1. By virtue of the density, layout and scale of the proposed dwelling, the proposal would result in a cramped form of development and a car dominated frontage which would detract from the character and appearance of the street scene contrary to Policy DC1 of the SMDC Core Strategy and Design advice contained within the NPPF.

2. The design of the proposed dwellings by virtue of their overall height, stepped ridgeline and second storey dormers would introduce incongruous form of development which would be out of keeping with the surrounding development and would detract from the character and appearance of the street scene and the area generally contrary to Policy DC1 of the SMDC Core Strategy and Design advice contained within the NPPF.

Our application seeks to address these reasons by providing a pair of semi-detached houses rather than 3 terraces with the off-road parking arrangements at the rear for 66 Albert Street and for (the proposed dwelling) 68 Albert Street, and at the side for (proposed dwelling) 70 Albert Street.

The ridgeline of the proposed pair of semis is continuous and set at the same height as the adjacent dwelling. No dormers are proposed.

Site Appraisal

The site is currently part of the domestic curtilage for 66 Albert Street. The original dwelling was split into two properties, 66 and 66a a number of years ago and 66 retained the large garden to the side as well as a private garden at the rear. The garden appears over-sized for the now modest semi-detached property and provides an excellent opportunity for sustainable development within walking distance of Biddulph town centre.

The street comprises of mostly Victorian semi-detached properties with small walled front gardens, rear outriggers, tiled roofs and a mixture of brick and rendered walls.

The site is designated as being within the settlement boundary of Biddulph where there is a presumption in favour of sustainable development.



The site – Land adjacent to 66 Albert Street



Properties adjacent to the plot – 66, 66a, 64, 62 abd 60 Albert Street



Properties opposite – 67, 69, 71, 73, 75 and 77 Albert Street

Design

The proposed development is in keeping with the character of the area which comprises mostly of Victorian semi-detached properties with small walled front gardens, rear outriggers, tiled roofs and a mixture of brick and rendered walls.

Access

The properties will be provided with level access to their front doors via Part-M compliant ramps. Internally, the dwellings will comply with Approved Document M4(1) Category 1: Visitable dwellings.

Vehicle access and off-road parking for the existing dwelling (66) and the proposed dwelling 68 Albert Street will be via a shared driveway between the properties in order to avoid a *car dominated frontage which would detract from the character and appearance of the street scene contrary to Policy DC1 of the SMDC Core Strategy and Design advice contained within the NPPF.* Off road parking for 70 Albert Street would be provided at the side of the property.

Amenity

The dwellings comply with the recommended separation distances between principal windows to avoid loss of privacy to any of their neighbours. 66 Albert Street includes a bedroom window and a kitchen window on the side elevation of its outrigger, which would face the flank wall of 68 Albert Street. Additional windows could be added to the rear elevation of 66 Albert St, if deemed necessary.

Conclusion

We consider that the proposed scheme will provide two well-proportioned family homes; their design is in-keeping with the neighbouring properties and their construction would not cause any harm to the amenity of the neighbouring properties. We therefore respectfully request that the Council grants planning permission for the proposed scheme.