Design & Access Statement

Proposed Detached dwelling

on site adjacent to

Tree Tops
246A Park Lane,
Knypersley
Stoke On Trent
ST8 7NR

for

Mr J Abbott,

Nov 2019

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Architectural Services

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1.0 Introduction

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

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

1.3 The is a full application for a detached dwelling on land adjacent to Tree Tops 246A Park Lane Knypersley and although an outline approval was previously granted ref SMD/2016/0672 dated 20th Dec 2016 this is a full application as the application site varies slightly from the outline approval.

2.0 Uses/Planning Policy

2.1 The land currently forms part of the domestic curtilage of no.246a Park Lane. For the purposes of this assessment the site is regarded as 'greenfield' land and is blanketed by the North Staffordshire Green Belt;
The principle of development has clearly been established by the extant previous approval .
The proposed development was considered to constitute appropriate development in the Green Belt. The indicative plan demonstrated that the site could comfortably accommodate a detached dwelling without causing undue harm to residential amenity or the prevailing character of Park Lane. This application is therefore considered to accord with the relevant policies of the Core Strategy and National Planning Policy Framework.

2.2 The application site is located within walking and cycling distance of Biddulph and Knypersley. The site is also located on a regular bus route and within easy reach of local amenities and services. It is therefore considered that the site is within a sustainable location and would not lead to the provision of an isolated dwellinghouse, contrary to paragraph 55 of the National Planning Policy Framework.

3.0 Amount

3.1 This application seeks permission for the construction of a single detached dwelling with a footprint size of approximately 126 sqm which reflects the size of the other properties in the vicinity.

3.2 The dwelling would be set in reasonably sized plot within a total site area of Approx. 565sq m.

3.3 It is considered that the site can accommodate the proposed dwelling whilst achieving an adequate private amenity garden area to the rear

4.0 Layout

4.1 The layout, has been determined to make the most efficient use of the site whilst also ensuring that the character and amenity of the locality is not compromised. Furthermore, it ensures that appropriate separation distances can be achieved between the new and existing properties adjoining the site.

The layout has been further influenced by the requirement to provide suitable car parking facility within the curtilage of the site for the dwelling.
Account has been taken of the need to avoid impacting on the amenity and privacy of the dwellings immediately to the sides of the application site by providing principal windows to the front and rear only,

4.2 The layout of the proposal has been influenced by the site constraints and character of the area and dwellings found elsewhere in the vicinity with the aim being to provide a property which will sit comfortably within this location.
The also lies within a lengthy ribbon development which is a continuation of that which extends down Park Lane to the west of the site. It too has the qualities of a village and the proposal involves the erection of a dwelling on a modest plot which will have dwellings on either side

5.0 Landscape

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 site presently comprises a grassed area with a number of mature shrubs and conifers spread over the site

The landscaping details will be fully determined at any approval of reserved matters stage but the private rear and front garden areas will be predominantly laid to lawn with the existing mature shrubs to the periphery of the site and outside the footprint of the proposal retained –the trees to the rear of the site will remain unaffected by the proposal.

6.0 Appearance/Scale

6.1 In the immediate vicinity of the site the dwellings are a mixture of styles being of a traditional simple architectural style comprising tiled pitched roofs set above either rendered or red brick walls.
The NPPF states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development styles or forms, nevertheless it notes that it is proper to seek to promote or reinforce local distinctiveness,
Given that that the design approach takes features such as large glazed gables, rendered walls, timber cladding with grey doors and windows from recently constructed dwellings in the vicinity, it is therefore reasonable to conclude that the proposal will deliver a high quality design that reinforces local distinctiveness and does not significantly detract from the character and appearance of the surrounding area, The design is also innovative and contemporary in its execution yet traditional in its form

The design seeks to create a dwelling that seeks to reflect and reinforce the character of the varied property designs in the area but expressing it in a modern contemporary way, The dwelling retains retains the general proportions and design of properties in the area ie traditional in shape incorporating a simple roof design with projecting front and rear gables, .

7.0 Access

7.1 For the purpose of this statement compliance with the current edition of the Building Regulation part M is assumed to be covered with the detailed design and 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 the statement of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

All entrances into the buildings 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 will be accessed off a new vehicular access off Park Lane all works carried out in accordance with highway dept requirements
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7.4 The new residential unit will provide 2 no. car parking spaces and the layout submitted shows how a sufficient turning facilty can be formed within the curtilage of the site..