Design & Access Statement

Proposed Residential Development

on site at rear of

The Hollies
Cheadle Road,
Blythe Bridge
ST11 9PW

for

Mrs Jane Bullock

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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 application is made in outline with all matters reserved except for means of access . Although the application seeks only outline permission, and whilst approval is not sought at this stage for siting an indicative layout has been provided in order to demonstrate how the site can possibly accommodate 8 no. properties The precise details of these properties, including their design and appearance, will be resolved at the Reserved Matters stage.

2.0 Uses/Planning Policy

2.1 The existing use of the site is a garden/ paddock area to the rear of the main dwelling house known as The Hollies
The site is set within an area that is predominantly residential in character within the Blythe Bridge and Forsbrook development boundary,

2.2 It is noted that the Local Planning Authority cannot currently demonstrate a five year housing land supply therefore the relevant housing policies contained within the current development plan and a presumption in favour of sustainable development is applied.

2.3 The site is located within the established urban fabric, close to existing housing, local shopping facilities and adjacent to St Peters Church it is also ideally sited for public transport including a railway station and other main road links. Given the above, there should be no objections, in principle, to residential development of this site for residential dwellings, subject to any detailed scheme being in accordance with all other material planning considerations.

2.4 National planning advice and guidance is set out in the National Planning Policy Framework (NPPF) which re-affirms that development proposals which accord with the development plan should be approved without delay and where the development plan is absent, silent or its policies are out of date permission should be granted unless, inter alia, the proposal's adverse impacts would significantly outweigh the benefits.

2.5 In relation to housing proposals, the NPPF seeks, at para.47, to boost significantly the supply of housing by a number of means, including the need for local planning authorities to identify and update annually a supply of specific, deliverable sites sufficient to provide 5 years worth of housing against their housing requirements. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Importantly, it adds that relevant policies for the supply of housing should not be considered up to date where a five year supply of deliverable housing sites cannot be demonstrated. In this case, the absence of a five year supply is clear and as such, policies relating to the provision and distribution of housing must be considered as either out of date or attract little weight in the decision making process.

3.0 Amount

3.1 This application seeks outline permission for residential development of the site the exact number of properties to be determined at the approval of reserved matters stage but the indicative layout of 4 pairs of semi detached dwellings have approximate internal footprint areas of 44 sq m each which reflects the size of the other properties to the south and east of the site.

3.2 The overall site area including the access road is approximately 0.25ha with the main developable area being approx 0.22 ha
The dwellings would be set in reasonably sized plots similar to other development adjoining the site.

3.3 It is considered that the site can accommodate the proposed dwellings whilst achieving an adequate private amenity garden area all around each of the proposed properties enabling the development to meet the minimum Space About Dwellings Standards and achieve the minimum rear garden depths.

4.0 Layout

4.1 The layout, whilst only indicative at this stage 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 each of the dwellings.
Account has been taken of the need to avoid impacting on the amenity and privacy of the dwellings immediately to the east of the application site and by providing additional boundary cover and screening to ensure that any resultant development should not have any adverse visual impact.

The layout has been designed to make the most efficient use of the site whilst ensuring that the character and amenity of the locality is not compromised.

4.2 The indicative layout of the proposal has been influenced by the site constraints and character of the urban area and dwellings found elsewhere in the vicinity with the aim being to provide properties which will sit comfortably within this location.

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 has a hedge to the western boundary facing the church which it is envisaged would be retained together with mature trees to the periphery of the site which are subject to Tree preservation orders and which will be retained,
Some shrub planting will be removed to enable the access drive to be realigned with new planting to the side of the drive to separate the existing dwelling from the drive and to achieve privacy.

The landscaping details will be fully determined at any approval of reserved matters stage but it is anticipated that the private rear and side garden areas will be predominantly laid to lawn together with further grassed areas to the frontages which will also incorporate hard landscaping to form car parking.

6.0 Appearance/Scale

6.1 In the immediate vicinity of the site the dwellings are predominantly two-storey dwellings with The Hollies being an attractive semi detached Victorian period dwelling whist the dwellings to the south and east are of a more modern mid 20th century simple architectural style comprising tiled pitched roofs set above red brick walls.

The proposed dwellings which would be subject to approval at any reserved matters stage are likely to be of a similar 2 storey scale that they would continue this existing simple urban theme utilising a pallet of traditional materials with a regular window fenestration.

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 would be provided to all properties and all internal doors will be of a sufficient width to suit all users.

7.3 The site is currently accessed via an existing entrance drive off Cheadle Road which will be retained and amended/ realigned as required with the access point increased in width and new private drive formed - all works carried out in accordance with highway dept requirements
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7.4 The new residential development will enable 2 no. car parking spaces to be provide to each dwelling served off the main road and the indicative layout submitted shows how a sufficient turning facility can be formed within the curtilage of the site..