

DBD Architectural Consultancy Ltd.

50 Broad Street, Leek,

Staffordshire ST13 5NS

01538 383118

mail@dbdconsultants.co.uk

www.dbdconsultants.co.uk

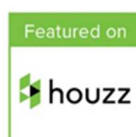
Design & Access Statement

**OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT ON LAND
BEHIND THE CEDARS, CEDAR HILL, ALTON, ST10 4BQ**



Photo courtesy of Google Maps

November 2020



OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT ON LAND BEHIND THE CEDARS, CEDAR HILL, ALTON, ST10 4BQ

Introduction/Context

This statement is produced to support an outline planning application to build three new-build dwellings on a brownfield site behind The Cedars, Alton.

The site is redundant, previously being a coal merchants' yard that consists of an unused metal clad shed and portacabin style structure. The site is considered brownfield having been previously developed on, however it no longer has a viable commercial use.

The development would provide attractive new build housing in a desirable location that combines being in a rural setting with the practicality of nearby amenities.



Site as Existing

Proposal

The proposed development would provide 3 new 4-bedroom properties with an integral garage, off-street parking and garden curtilage space. The dwellings would remain in-keeping with the surrounding properties as the houses surrounding the site are a mainly detached also. The appearance of the site would greatly benefit from the proposal as it is currently an eyesore on the surrounding landscape.

Layout

The proposed layout is only indicative for this outline application; however, the new dwellings would provide a spacious open-plan family living space downstairs with a separate lounge, utility room and WC facilities, as well as the garage, and four bedrooms and a bathroom upstairs.

The proposed properties are of a modest size and fit well on the site as shown on the site plan. They have all been positioned to negate privacy issues with neighbouring dwellings, whilst maintain good spaces around each of the proposed.

Scale

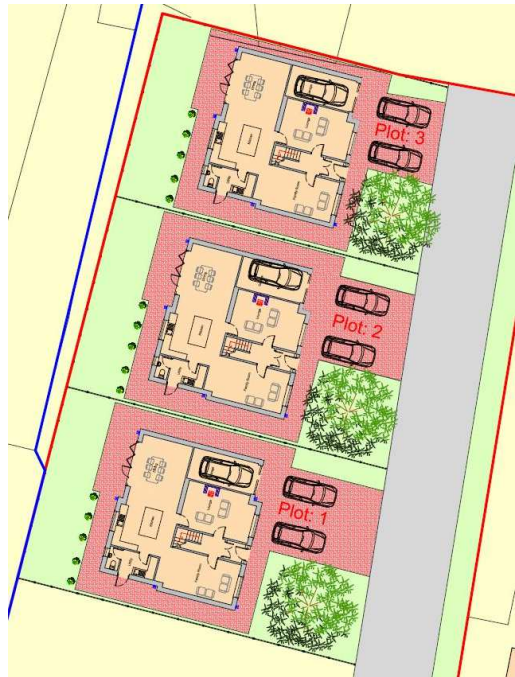
The scale of the development is relatively minor, and the plans submitted are indicative, however the proposed dwellings fit well on the site and do not feel overcrowded as they have ample spacing around each. Each property has internal space to provide a comfortable family home with the addition of the integral garage.

Appearance

The appearance of the proposed development has not been confirmed as the plans are only indicative for this outline application, however they would be of a traditional design with pitched roofs, brick construction and traditional style windows.

Landscaping

The landscaping in this proposal is indicative for the purpose of this outline application, however it would be acceptable to assume that the immediate area behind the dwellings will be a patio area using a buff riven paving slab, that leads past the lawned area. Boundaries to the side will be a 1800mm height close boarded fence to provide private garden spaces. Along the front boundary to the new road, it is proposed to have another lawned area, adjacent to the driveways, with shrubbery/tree specimens to soften the impact of the development. Each dwelling will have two private parking spaces and the driveways shall be a permeable material.



Access

The access in this outline application is indicative, however we have suggested that the existing access to The Cedars would be widened to provide two access points. The existing garage serving The Cedars will be demolished to provide access to the site at the rear. A new boundary will then be formed to separate the two sites. A new road will follow up the length of the site and access to the front of the dwellings can be made from the private driveways where off-street parking for two vehicles shall be provided.

Principle of Development

The adopted plan policies of the Core Strategy Document seek to place the majority of the District's future housing in its town and major villages. The sustainable development plan policies encourage development in sustainable locations and on previously developed land. Policy H1 requires new housing to satisfy local housing needs, to comply with the areas strategy and to be of a density that accords with the character of the area it sits within.

The proposed dwelling is on land previously developed, and therefore deemed to be brownfield. Saved policy H4 of the Local Plan states that new housing development will be expected to locate within settlement boundaries where it can be serviced and where it is in sympathy with the area. The proposed dwellings is located with the village boundary, and there are other housing developments further along the road, further from the village centre. It is not considered the proposed development will have an adverse impact on the character and appearance of the area, residential amenity or highway safety.

The proposed development is to be of a high quality and will add value to the local area and would be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and overall appearance.