

Design & Access Statement

Version	1.1	Date	12 th September 2022
Project	Paul Brookes Fairwinds 244 Leek Road Endon Stoke-on-Trent ST9 9EA	Project No.	PABR/2022

1.00 INTRODUCTION

1.01 This Design & Access Statement is submitted in support of the Outline Planning Application for a dormer bungalow adjacent to Fairwinds, 244 Leek Road, Endon, Stoke on Trent. The proposal is situated in the village of Endon which is referenced as a Large Village Settlement in the Staffordshire Moorlands District Council Approved Local Plan dated 9th September 2019. The document referencing Endon as being considered under Larger Village Development Strategy.

2.00 CONTEXT

2.01 The site is a sub-division of a large garden area belonging to a detached dwelling known as Fairwinds (244 Leek Road) which is situated on the A53 Leek Road in the village of Endon.

2.02 Fairwinds is accessed through a gated entrance with swept dwarf wall set back from the highway. The forecourt area of Fairwinds is spacious and is capable of parking several vehicles along with garaging for further vehicles.

2.03 The site lies in an area which was identified as the Draft New Village Boundary in documentation produced in July 2015 outside the greenbelt land and therefore considered suitable for infill housing development.

2.04 The site area as illustrated on the Site Plan and Block Plan edged red is equal to approx. 995 m² (inc driveway). The curtilage area to Fairwinds currently standing at 2,403 m² (including the proposal).

2.05 The area designated for the proposed development is at a slightly lower level than Fairwinds along with neighbouring houses on Leek Road. The land to the south easterly boundary falls away further into open field areas.

2.06 Mains water, electricity, gas and foul drainage services are available in Leek Road.

2.07 The TPO covering the trees on the boundary of Leek Road are all located in the neighbouring garden of 246 Leek Road, Endon.

3.00 DESIGN COMPONENT

3.01 The proposal would seek to construct a dormer bungalow which would be built to accommodate the applicant's ageing parents. The details of which will form a future planning application of reserved matters.

3.02 The construction of the new building would provide improved access arrangements for the applicants parents and built in a location which would also provide access to nearby family support.

3.03 The proposed dwelling would provide a selection of traditional materials which would be a considered under reserved matters.

3.04 It is proposed that the existing sizeable double garage to Fairwinds and link section would be rebuilt to facilitate the new driveway to the proposal and this would be considered under reserved matters.

3.05 Access would be provided to the North Easterly side of Fairwinds and would see minor alterations which would include the removal of the gates. The brick pillar to the South Westerly side of the access rebuilt providing a clear width opening of 4m to meet the requirements of the County Highways Engineer. The swept dwarf wall and railings to the road frontage repositioned to suit.

3.06 Off road parking will be provided for a minimum of 4 vehicles together with associated turning facilities. The proposed driveway constructed to width and specification which would accommodate construction delivery vehicles and emergency vehicles.

4.00 ACCESS STATEMENT

4.01 The property would be accessed by level access to the main entrance and rear garden area with doorways providing a 830mm clear width opening and level to meet the requirements of Part M of the Building Regulation.

4.02 A vehicle parking area located adjacent to the garage and main entrance would be reasonably level and provides ideal and convenient access to the main residence.

4.03 The provision of open plan living area, Bedroom and Bathroom facilities at ground floor level would create improved to access for the applicant's ageing parents.

4.04 Public transport is available in Endon; the bus stops are located on the A52 the nearest approximately 140m away in a North Easterly direction near to The Fountain. The service is known as Bus Service 18 providing direct connection to Hanley (Stoke on Trent) and Leek. Local schools of St Lukes (Primary School) is directly opposite the application and Endon High School is approximately 200m away from the application site on the A53 in a South

Westerly direction. Community facilities are in reasonable walking distance both in Station Road and on the Leek Road.

5.00 Conclusion

5.01 The development site lies in the curtilage of Fairwinds which is considered to be within the general development boundary. The construction of dormer bungalow would provide independent living for the applicant's parents on land which is within a large garden area which would be serviced by all main services.

5.02 The application in principle seeks to obtain Outline Planning Permission with details reserved for an application of Reserved Matters where the property design, levels, materials, landscaping and screening would be determined. The dwelling proposed being designed to give consideration to its surroundings, discretely positioned to safeguard the amenity enjoyed by those who reside in its proximity.

5.03 In accordance with National and Local Policy the proposal will provide a home in a sustainable location.

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles

SS1a Presumption in Favour of Sustainable Development

SS6a Larger Villages Area Strategy

SD1 Sustainable Use of Resources

H1 New Houses Development

DC1 Design Considerations

T1 Development and Sustainable Transport

Staffordshire Moorlands Local Plan (adopted September 2019)

