PROPOSED DWELLINGS
AT
LAND ADJACENT 1 CRANBERRY AVENUE
CHECKLEY

DESIGN & ACCESS STATEMENT



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1.0 INTRODUCTION

This Design & Access Statement is related to a proposed new dwelling on land adjacent to 1 Cranberry Avenue Checkley.

The existing site is a large section of garden of 1 Cranberry Avenue, at the North end of the road skirting the main A522.

The Design & Access Statement is based on the guidelines set out in CABE "Design & Access Statement – How to write, read and use them".

2.0 USE

Existing Site

The current site is a large garden area set with lawn flower beds, bushes and small trees



Justification of Land Use

The site is within the village boundary yet outside of the conservation area. It has the main road through Checkley on one side and the 20th century housing estate on the other. The plot is sizable and an ideal location for the proposed scheme.

The applicant already has permission for a large 4 bedroom dormer bungalow on the site (Approval Ref SMD/2022/0440) However subsequent evaluation of the current housing market suggests that smaller semi-detached dwellings would be preferable.

3.0 AMOUNT

Outline of Scheme

The accommodation would comprise of two semi-detached 3 bedroom houses with front and rear gardens, a new site access off Cranberry Avenue with hardstanding for parking.

Planning Policy

Local Plan policies SS9 and H1 (including paragraph 4) should be taken into consideration. The relevant paragraphs of SS9 ARE

- Enabling limited new housing development, including small new infill schemes in accordance with policy H1
  .
- Allowing for rural exceptions housing in appropriate locations (In accordance with policy H1) This will be additional to the additional to the housing provision for the rural area and

- Ensure that the new development reflects and enhances each villages special character

H1 paragraph 4 states that housing development on such sites not allocated for such purpose in H2 would be supported if the following can be met

a) Within the development boundaries of towns and large villages, residential development on unidentified (windfall sites) would be permitted subject to spatial strategy and the wider local plan, of which this site fits the bill.

b) Outside development boundaries limited infill residential development of an appropriate scale and character for spatial strategy would be supported providing that the development will adjoin the boundary of a larger village and is well related to the existing pattern of development and surrounding land use.

   We would argue that this site is within the development boundary of the village but in any case, is completely related to the existing pattern of the surrounding development.

c) In all cases the development shouldn't lead to prominent intrusion into the countryside or have significant adverse impact on the character and appearance of the countryside.
In our opinion this proposal has very little adverse impact on the character

The plot is outside the conservation area and although the pre-application consultation highlights the proximity to St Mary and All saints church, it is far enough away to be of no detrimental impact.

We note the conservation officers' comments in the pre-application consultation report concerning views into the conservation area, however as above in our opinion the location and design of the proposed scheme will have no detrimental impact.

4.0 SCALE

Site Area & Surroundings

The site at the end of Cranberry Avenue extends to 0.62 Hectares.
As noted above the North East side bounds the A522, the North West Cranberry Avenue has dwellings opposite. The South West has neighbouring houses.
There will be a goodly expanse of open garden on the South East side when you include the development site, no 1 Little Paddock and the ground over this boundary

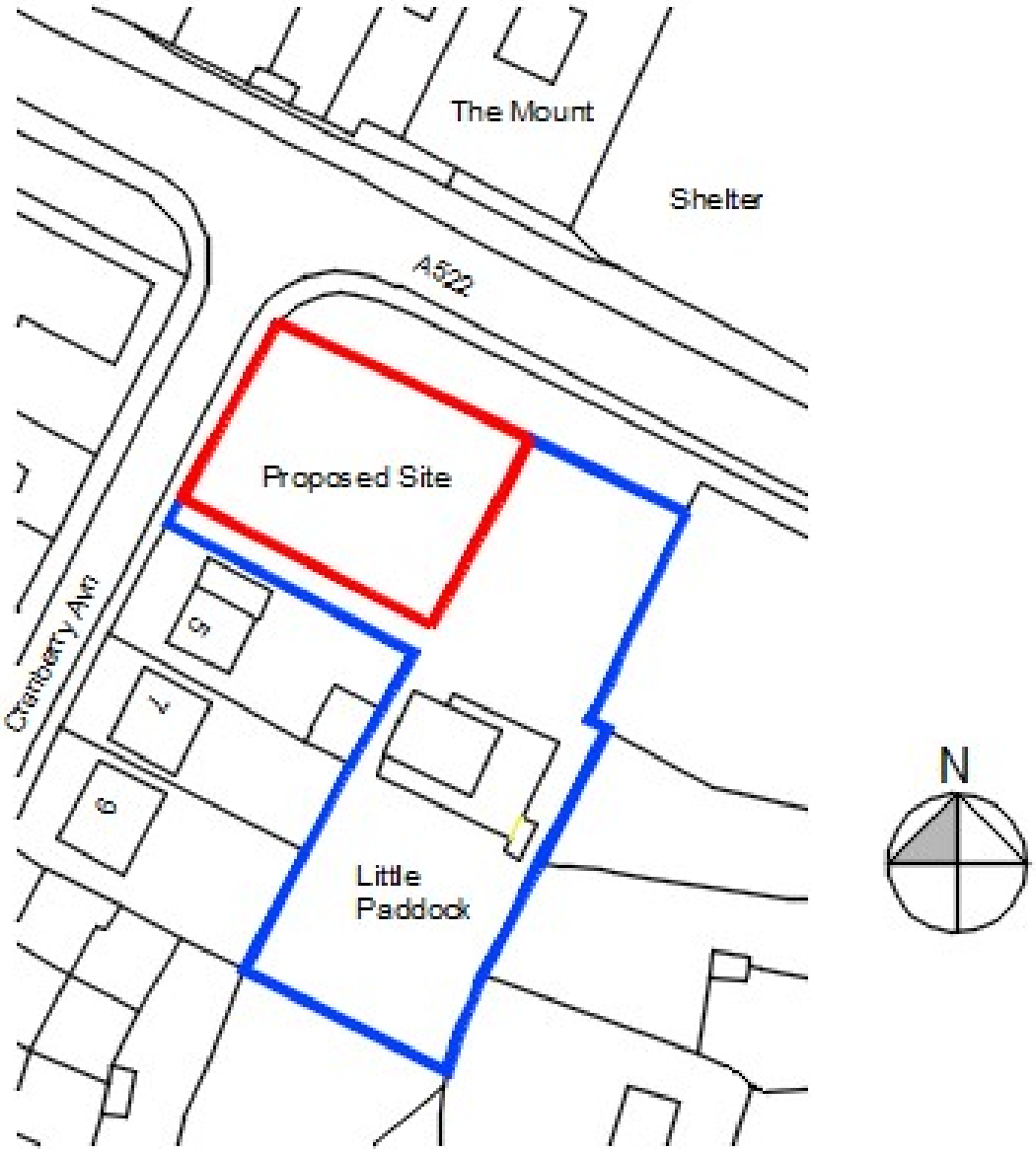
Scale of Development

This plot is large and when subdivided as indicated provides ample space for both the new and existing dwellings

Shape & Levels of Site

The site is rectangular in shape although narrower at the North end approx. 20m wide and 29m deep.

The site is flat and easy site to develop.



LOCATION PLAN

5.0 LANDSCAPING

Landscaping & External Treatment

The new site access would be formed off Cranberry Avenue with hardstanding paved in bitumen macadam with concrete kerbs.

All dwellings will have both front and rear gardens providing soft landscaping of mainly domestic lawns and planted flower beds with some new tree planting to be agreed.

Slab paving will provide hard paths.

The existing boundary hedge along the North East and North West boundaries would be maintained.

6.0 APPEARANCE

Design

The proposed semi-detached dwellings rectangular in shape 12.9m wide by 10m deep

Generously sized with Lounge, Hall and large Kitchen / Dinner on the ground floor and three Bedrooms (one with en-suits) and main Bathroom on the first floor.

Built in clay facing brick with interlocking concrete tiled roof in keeping with the houses in Cranberry Avenue.

We believe that the design response positively to the context of the surrounding area

7.0 ACCESS

Vehicular

As previously described the site will be entered from a new access effectively widening the existing entrance / dropped kerb to No1 Cranberry Avenue

Apart from the integral garage there is sufficient parking for at least two other vehicles and space to turn around on the site.

Pedestrian

Access directly off Cranberry Avenue
Dropped kerbs will be provided at the drive entrance.

The new accommodation will be designed in accordance with current building regulations including Approved Document M “Access to and use of buildings”.

Transport Links

Bus stops is located yards away on the main A522 with regular services to Uttoxeter and Stoke on Trent, each towns station obviously provides opportunity for travelling further afield throughout the country.

8.0 IMPACT ON THE NEIGHBOURHOOD

Environmental & Sustainability

The new accommodation will be constructed in accordance with the current Building Regulations meeting its requirements on environmental issues such as energy conservation, water usage etc.

Foul water from the new dwellings will be taken to connect to the public sewer in Cranberry Avenue.

Surface water drainage from the roofs paved areas will be taken to soakaways within the soft landscaped areas.

The proposed dwellings will have a good-sized gardens and private amenity space that complies with SCC “Space about Dwellings” guide lines

The applicant has been in touch with local service providers for water, electric and telecoms who have confirmed existing services and infrastructure in the area is adequate to cater for this small development.

SUMMARY

In summary we believe that this proposal meets the requirements of the relevant planning policy and will provide attractive family dwellings on a vacant area in the village.

There is no substantive reason that this application should not be granted and would request a swift approval of this modest application.