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Design & Access Statement

**PLANNING APPLICATION FOR THE CONSTRUCTION OF A SINGLE NEW BUILD
DWELLING AND NEW HIGHWAY ACCESS IN THE REAR GARDEN CURTILAGE OF
156/154 ASHBOURNE ROAD, LEEK ST13 5BJ**

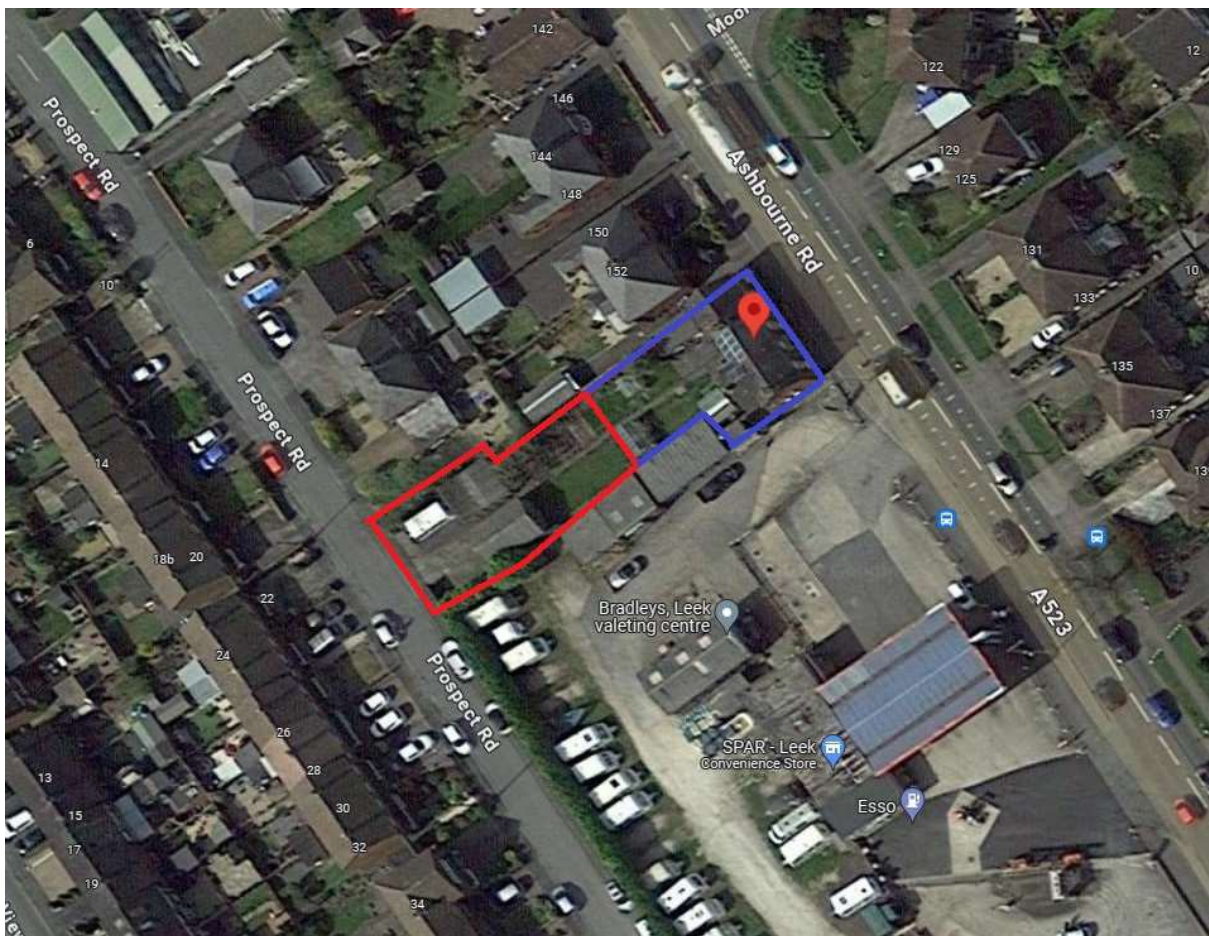
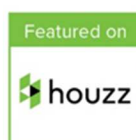


Photo courtesy of Google Maps

March 2024



Introduction/Context

This statement is produced to support an application for the construction of a single detached dwelling in the garden curtilage of 156 Ashbourne Road, to replace two existing domestic garages. The site is situated within the Leek Town boundary, and so is in a sustainable location to provide much-needed new family homes in the area.

The existing site consists of the garden curtilage to 156 and 154 Ashbourne Road, both owned by the applicant. 154 is being rented to a family member. Both properties have long and thin garden curtilages with no real definition, although if separated they would be split down the middle. Each property has a separate double garage and off-street parking which backs onto Prospect Road to the rear of the gardens. Both garages are in a poor condition



There have been several infill developments that have been approved and implemented to provide new dwellings on Prospect Road and the wider area. This site has been subject to two more recent applications for a similar development. The first (SMD/2013/1126) refused on highway grounds but was resubmitted (SMD/2014/0282) and approved once provision for parking space for the existing dwellings were allocated.

Proposal

The proposal is to construct a single new build dwelling in place of the two existing garages on the site and divide the garden lengths. The existing dwellings are fronted on Ashbourne Road but would have rear access for parking off Prospect Road. The proposal is to split the existing garden curtilage and form a new dwelling, garden, and parking area off Prospect Road. To retain parking for the existing dwellings, a new driveway shall be put in to serve 154 and 156 Ashbourne Road, with off-street parking at the back of their garden.

Layout

The internal layout of the new dwelling provides an adequately sized four-bedroom family home. On the ground floor an open-plan kitchen and dining area to the rear, with a separate lounge at the front, and utility room and small office space to the side. On the first floor there are three double bedrooms, one with en-suite facilities, and an additional single bedroom. There is also a shared family bathroom.

The layout on site positions the new dwelling appropriately within the existing Street Scene. The building line of Clinton Vale etc has been retained for the position of the front wall of the proposed dwelling. It will have a private garden curtilage to the rear and appear to have the same general layout as the remainder of the existing dwellings off Ashbourne and Prospect Road.

Use

The use of the new floor space is residential. It is being constructed in place of two existing domestic garages, within the private garden curtilage of the existing dwellings. The use is appropriate in the context of the surrounding residential area.



Scale

The scale of the proposed development is in keeping within the site and surrounding dwellings. As demonstrated by supplied drawings, it is not overbearing on the existing adjacent property, and does not cause any issues relating to privacy. 22m is retained between all habitable room windows both to the front and rear. There are no side facing windows, only a side access door.

Appearance

The design proposal of the single dwelling respects the vernacular of the surrounding area and property types, with elevations showing a traditional style dwelling with a front projecting gable, traditional pitched roofs, and appropriate fenestrations. The footprint is comparative to that of neighbouring properties. The dwelling has been positioned so to avoid overlooking and domination over neighbouring properties and adheres to recommended spacing standards. The level of private amenity space achieved is considerable and provides a significant level of rear garden provision (75 sq. metres). It is constructed using a red brick (Blockleys Hadley Red Smooth) with plain Staffordshire blue tiles and anthracite uPVC window and door units. This is in-keeping and complements the surrounding dwellings.

Landscaping

The boundary treatments to the roadside of Prospect Road shall remain as stone walls. To the South corner, the existing wall is more than 1.5m tall, so this will be taken down and rebuilt, to a smaller extent, at a height of approx. 600mm, to match the opposite side of the site. Here the new opening for the access driveway to the rear of 156 and 154 Ashbourne Road will be created. This access track shall be separated from the new parking area with a continuation of the new stone wall and the track shall be finished in tarmac, having a drainage channel at the back of the pavement to deal with water runoff. Beyond the rear of the dwelling, a 1.8m tall close board fence shall separate the new garden curtilage from the track. The side boundaries at the front of the plot on Prospect Road have established hedgerows on either side, which shall be retained as existing. The Northern boundaries shall be retained as existing also. The new separating boundary shall be a mixed native species hedgerow, incorporating specimens of Hawthorn, Dogwood and Elderberry. Both new parking areas, for the new dwelling and existing dwellings, shall be finished with Marshalls Tegula permeable block pavers. The stone retaining wall to the South of the site shall be retained, and a new close board fence shall be fixed to the top of the wall, to a maximum height of 1.8m, to provide enhanced privacy and security from the adjacent site. The garden curtilage of the new dwelling shall be turfed, with provision for wild pollinator planting included.



Access

Access to the new dwelling shall be from the existing vehicular access and dropped kerb off Prospect Road. The proposed parking area is in the same location as the existing parking area for 156 and 154 Ashbourne Road. The two existing dwellings shall benefit from a revised off-road parking layout behind the proposed dwelling. This shall be accessed by a 3m wide track that runs along the South edge of the site. New access onto Prospect Road will be formed adjacent to the existing access. The height of the revised stone wall is indicated to the side, matching the remainder.



Sustainability

A single Mode 3 compliant electric vehicle charging point shall be positioned on the external front/side elevation of the new dwelling, adjacent to the off-road parking area for the dwelling, as noted on the landscaping plan, to provide charging facilities for electric vehicles.

Secured bicycle storage can be facilitated in a domestic outbuilding.

The current site is predominately an impermeable concrete surface, with no drainage system in place for the storm runoff from the site. The new dwelling will be connected into the existing combined system on the site with a suitable new system installed, so the current situation will be greatly improved. The front parking area will be entirely a permeable surface, and an ACO drain will be placed at the threshold to the tarmac driveway at the back of the pavement to deal with any run-off storm water

Renewable energy source will be considered to power/heat the new dwelling in line with government guidance.

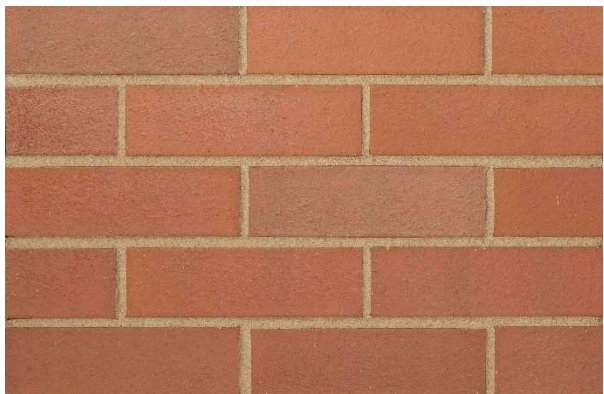
Recyclables and other waste will be collected in accordance with existing councils' weekly collections, covered in local council tax fees paid from the new dwelling.

To promote a net gain in biodiversity, two RSPB approved nesting bird boxes shall be fitted to the North facing gable of the proposed development. Along with other contributions from the new hedge row and a pollinator rich lawn in the garden curtilage, there would be a net gain in the bio diversity across the site.

Materials

The materials selected for the construction of the proposed development have been done so to ensure the new dwelling compliments the surrounding area. A complimentary style brick and Staffordshire blue roof tiles and anthracite framed uPVC windows, to closely match those of the neighbouring dwellings.

65mm Blockleys Hadley Red Smooth Brick



Marley Hawkins Plain Clay Tile, Staffordshire Blue

