Design and Access Statement

CLIENT: Mr P & Mrs A Woodward

LOCATION:

Dorian
Green Lane
Rudyard
Staffordshire
ST13 8PN

PROJECT:

Planning Application – Proposed replacement dwelling.

Prepared by Nigel Forrester MCIOB

Introduction and description of application.

The proposal is for the replacement of an existing bungalow with a two storey dwelling.

The existing dwelling is a detached bungalow constructed of painted, rendered brickwork with a plain tiled pitched roof.

The existing dwelling is in a very poor state of repair and in need of comprehensive repair and renovation work.

The existing dwelling has no thermal insulation in either the floors, walls or roof and therefore has a very poor overall thermal efficiency

A proposal for the construction of an additional storey on top of the existing bungalow - Application No: HNT/2023/0018 was approved on the 24th November 2023

The application now being submitted is for the demolition of the existing bungalow and the construction of an entirely new structure, providing a sustainable, energy efficient modern family home.

The proposed replacement dwelling will have a smaller foot print than the existing and will be sited within the footprint of the existing dwelling.

The application site is in an isolated location, accessed directly off Green lane by means of an unadopted private drive.

The application is a Full Application.

Physical Context

The surrounding area is open countryside.

The dwelling faces Northeast.

The dwelling sits within a good sized private plot with ample private amenity space and ample parking. Gardens lie to both the front (northeast) and side (northwest) of the property with the access drive and parking being to the southeast.

The existing accommodation comprises a single bedroom along with a living kitchen, utility area, WC, a bathroom and a garage all at ground floor level.

The site in generally level.

Social Context

The site is located in an isolated location and the immediate area is predominantly agricultural.

Design Principles and Concepts

This application is a Full application

Amount

The existing plot size/domestic curtilage, including the access drive and parking area measures 1170m2.

The existing dwelling has an overall footprint of 94.28m2, an internal ground floor area of 84.70m2.

The proposed dwelling has an overall footprint of 78.30m2, an internal ground floor area of 66.20m2 and a first floor area of 66.20m2.

The proposed accommodation would include on the ground floor: a living/kitchen, a sitting room, and a WC/cloaks room and on the first floor the proposal includes three bedrooms (one en-suite) and a family bathroom.

The height of the ridge line of the proposed dwelling would be 7400mm above the internal finished ground floor level which is 100mm higher than the height permitted under Application No: HNT/2023/0018 approved on the 24th November 2023

The main eaves height of the proposed dwelling would be 4150mm above the internal finished ground floor level which is 650mm lower than the height permitted under Application No: HNT/2023/0018 approved on the 24th November 2023

Layout

The orientation and positioning of the proposed replacement dwelling replicates the existing, thereby maintaining the relationship that currently exists between the dwelling and the surrounding environment.

The front (northeast) elevation of the main body of the proposed house, sits on the same building line as the existing thereby maintaining the existing publicly viewed perspective.

The proposed dwelling will be built with the ground floor 'finished floor level' 150mm higher than the existing in order to eliminate existing damp issues caused by the ground floor level being in part, at the same level as the existing external ground levels.

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

The proposal retains the existing garden amenity and parking areas.

The design allows for 'principal' windows that do not conflict with adjacent buildings or site boundaries.

The proposed dwelling would be served by the existing vehicular access.

The existing vehicular turning and parking areas within the site remain unaltered.

Scale

The proposed structure has a smaller foot print than the existing and the height of the proposal is only 100mm higher than has already been approved under Application No: HNT/2023/0018 approved on the 24th November 2023. See details set out previously in this statement.

A principle behind the design has been to comply with the existing visual massing by retaining the existing orientation and ridge line.

Landscaping

No specific changes are proposed to the existing landscaping.

Appearance

The principle behind the design is to achieve the required level of accommodation in a manner that conforms to and compliments the existing nature of the site.

The proposal has been developed having regard to the following considerations:-

- The need to be in keeping with and enhance the character of the site and setting.
- Planning application HNT/2023/0018 approved on the 24th November 2023
- The need to be compatible in form and scale to the surrounding buildings.
- The need to provide a sufficient level of accommodation provided by the development to justify the necessary investment.
- The desire to achieve a sustainable form of development

The external walls of the dwelling would be in facing brickwork to Local Authority approval. The roof would be covered with Staffordshire Blue plain tiles. Eaves and verge details will be brick corbels. Windows and external doors would be UPVC.

It is considered that the elevations of the proposed dwelling are traditional in character and appropriate to the site.

Access

The development would provide for occupation by less well abled people through compliance with current Building Regulations Part M requirements which include the provision of level access to the principle entrance and appropriate internal arrangements relating to the width of throughways, doors and circulation areas etc. All measures that ensure access into the building and circulation within and around the building etc. that facilitate fully inclusive use.

The access onto the site is the existing combined vehicular/pedestrian access.

All users of the site, irrespective of age or disability would have convenient and equal access to the building.

Planning Policy

Policy H1 of the Staffordshire Moorlands Local Plan relates to 'New Housing Development' and confirms that in the rural areas, support will be given for proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.

Policy SS10 relates to the 'Other Rural Areas Strategy' and states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The policy goes on to state that housing requirements will be met by allowing the replacement of existing dwellings in accordance with policy H1.

The application seeks full planning permission for the erection of a replacement dwelling within the rural area. Policies SS10 and H1 of the Local Plan make provision for the erection of replacement dwellings provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.

In terms of those provisions:

The reason for the proposal to replace the existing dwelling is not a desire or requirement for a larger dwelling. The proposed replacement dwelling is in fact smaller in regards to its footprint than the existing dwelling.

The reason for the proposal is that the existing dwelling is a very poor-quality structure both in terms of and its existing condition and standard of construction and its detrimental contribution to the character of the local built environment and rural area. The building is in need of significant repair and renovation and has an extremely poor level of structural thermal insulation.

The remedial work required to ensure the long-term stability and sustainability of the existing structure in order to make the renovation and reordering of the existing dwelling viable, would itself necessitate the taking down and reconstruction of a significant portion of the structure. It is therefore considered that the further step of taking down the complete structure in order to construct a dwelling that meets all the significantly greater thermal standards of a new dwelling compared to the renovation of an existing structure, under the current Building Regulations, is the most practical and beneficial option.

Whilst the existing property is of traditional appearance it is not a significant property in regards to its contribution to the character and appearance of the area.

The proposed development represents a sustainable form of development.

Material Considerations

Application No: HNT/2023/0018 approved on the 24th November 2023 approving the construction of an additional storey on top of the existing bungalow.