
PROPOSED DWELLING

on

**LAND ADJACENT 'THE OLD POLICE HOUSE'
ROPER LANE, THURGOLAND.**

for

MR N. TURNER

**DESIGN AND ACCESS
STATEMENT**

Prepared By

WHITE AGUS PARTNERSHIP

1 BACKGROUND

The application is for the erection of a detached dwelling with integral garage on land adjacent 'The Old Police House' Roper Lane, Thurgoland.

Full Town & Country Planning for a detached dwelling on the site was granted on 22nd August 2007 (Ref 2007/1017). This included remodelling of the front boundary wall and formation of new access and driveway.

2 THE SITE

The site lies on the southern side of Roper Lane within a row of detached properties of varying styles and ages that form part of the traditional fabric of the village. Opposite lies the junction of Hollin Moor View, a relatively new housing estate of modern dwellings.

The site was formerly within the curtilage of the Old Police House, a mid-late 1900's style house, typical of police housing from that period. Sections of the original building have been demolished to allow redevelopment of the land and a timber boundary fence erected between the properties.

The 'Old Police House' has a gabled frontage, large windows and is rendered. The site is elevated by approximately 1m from the existing footway.

The area in general is characterised by a mixture of styles, from the 'Old School House' adjacent, to traditional terraced properties opposite and new infill development on the corner of the junction opposite, with a new housing estate beyond.

The site is not identified by the Environment Agency as an area where flooding is a risk.

The adjacent buildings are not listed and the site is not within a conservation area

The site is designated as Housing Policy area on the UDP.

The site lies within the confines of the existing village and is 'brownfield' and is not safeguarded for other purposes.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The proposals in respect of site layout, access and scale are similar to those granted approval in August 2007.

Although the siting of the proposed dwelling in relation to the Old Police House (i.e 1.8m separation and the alignment of the front elevations), is the same as the approved scheme, the footprint and style of the proposed dwelling are not.

No attempt has been made to duplicate the appearance of the Police House and a different building style is proposed.

However, the size and accommodation proposed for the proposed dwelling is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

There will be no excessive overshadowing or overlooking of adjacent residential properties.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routes.

The scheme has been designed with a view to providing visually attractive aspects from both traffic routes and pedestrian footways.

The layout of the scheme was governed by the location of the proposed access and separation distances to surrounding dwellings

The position of walls and fences has been determined to ensure that they do not obscure windows or doors.

4 ACCESS

The proposed access from Roper Lane is identical to the approved proposals (Ref 2007/1017).

The proposed driveway will rise at a gradient of 1 in 12 to the proposed dwelling with a width of 3.2m.

Pedestrian intervisibility splays are included at the site entrance.

There is provision within the site for vehicles to turn to allow egress from the site in forward gear.

Entrance doors, and the internal layout of the dwelling will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K regarding guarding of stairways and prevention of falling (particularly with regard to children).

5 ASSESSMENT

The principal of the re-development of the site for a single dwelling together with a new access and remodelling of the front boundary wall and parking bay has been established by approval of a similar proposal.

There are trees within the site that may require removal/protection. This fact was established during the submission and assessment of the earlier application for a single dwelling that was granted approval in 2007.

At that time no details of the existing trees, including removal or protection measures were submitted. The matter was dealt with as a condition on the decision notice requiring detailed proposals to be submitted for approval.

The trees along the site frontage provide greenery to the street scene and comprise Ash, Laburnum and Laurel of varying ages and condition. However none have Tree Preservation Orders. The affect upon the trees will be identical to that accepted, in principal, as part of the earlier approval. Therefore it is requested that, should approval be granted, a similar condition be attached to the consent. This would be of benefit as the applicant does not own the site and acquisition will only proceed if approval is obtained for a scheme acceptable to the applicant. Therefore it is hoped that unnecessary expenditure on the preparation of a tree survey and report could be avoided until approval is granted and ownership established.

The proposed development is within an existing settlement and therefore complies with Local and National policies relating to residential development.

Clearly the site is a brownfield in character and the proposal is in accordance with local and national policies in relation the building on previously developed land.

A dwelling of the type proposed is fully compatible with the general character of the locality.

Overshadowing of adjacent properties, as a result of the proposed development will not be of an unacceptable level due to the separation distances between properties.

The development of the site will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density and scale of the proposed development is acceptable in relation to the surroundings.
