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Design and Access Statement.

Outline planning application for demolition of an existing dwelling and permission for two building plots.

Physical Context.

The application site is at 14, Beever Lane, Gawber, a detached dwelling which benefits from its setting within a large garden plot (0.09ha). The site boundaries are well defined. The site is within an urban residential area. Surrounding dwellings are varied in size, age, design, scale and appearance.

Social Context.

The existing building is suffering from a large number of structural faults, which indicates that the building is no longer serviceable and requires demolition. The site is of a sufficient size to enable its development without loss of amenity to existing properties by way of overlooking, or overshadowing, or general disturbance. The impact on local services will be negligible but will have a benefit to local shops/services.

Planning Policies.

National. Government requirements and PP3 identifies the requirements for meeting societies need for additional housing and creating more sustainable forms of development.

Regional. R1. The development strategy supports the regeneration of unused areas.

H1. Housing policies support the need for smaller sites such as this.

H6. Encourages residential development within existing settlements.

T1. Encourages sites located with public transport links or networks.

Evaluation.

It is considered that a development of this nature can be accommodated which will not effect adjoining properties in respect of overshadowing and overlooking. The site is in a residential area, with several other residential developments being built close by.

Use.

The use is compatible with the use of the surrounding area being predominantly residential in character. The development of the site with two building plots, will ensure that the deveiopment respects the character of the area. The proposed application is sited in an existing residential area and as such is appropriate. The development will have minimal effect on the highway layout.

Amount.

The plot size is sufficient to enable the formation of two plots, providing accommodation and amenity space.

Appearance.

It is envisaged that the future dwellings will be of a traditional appearance (two/three storey type) that sits comfortably within the site and surroundings.

Access.

All access to the site for vehicles and pedestrians is from Beaver Lane.

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