

PROPOSED NEW DETACHED DWELLING AT
NO 14 STAIN CROSS COMMON MAPPLEWELL S/S-6JD
FOR MR A. OGDEN.

PLAN DETAILS:-

SHEET NO ONE - SITE & LOCATION PLAN

" " TWO - GROUND FLOOR LAYOUT PLAN

" " THREE - FIRST FLOOR " "

" " FOUR - ELEVATIONS

DESIGN/ACCESS & SUPPORTING STATEMENT

* THE PROPOSAL - TO REPLACE A BUNGALOW WITH A SUBSTANTIAL DETACHED HOUSE.

* THE SITE - IS A RELATIVE FLAT SITE WITH ONLY MINIMAL FALL.

THE EXISTING BUNGALOW IS CONSTRUCTED OF A VARIETY OF MATERIALS & IS OF A NON STANDARD ONE OFF DESIGN WHICH IN NO WAY CONFORMS TO CURRENT GREEN ISSUES STANDARDS.

SITE ACCESS IS TO REMAIN.

EXISTING SERVICES ARE TO BE REUSED, - eg

- a) MAINS WATER
- b) GAS & ELECTRIC SUPPLIES
- c) FLOOD & SURFACE WATER DRAINAGE.

* THE SURROUNDINGS - STAIN CROSS COMMON CONSISTS OF DETACHED & SEMI-DETACHED DWELLINGS OF A VARIETY OF FOOTPRINT SHAPES & SIZES & A VARIETY OF FACING MATERIALS.

THE DWELLINGS STAND IN LARGE GARDENS & SOME BACKLAND DEVELOPMENT OF MODERN DWELLINGS HAS TAKEN PLACE.

* PLANNING POLICIES - THE DWELLING HAS BEEN DESIGNED TO TAKE INTO ACCOUNT THE ADVICE OF PPS 1 PARAS 33 & 34, "good design ensures attractive, usable, durable & acceptable places which is a key element in achieving sustainable developments" "planning authorities must plan positively for high quality design for all developments."

* PLANNING POLICIES CONT - THE GOVERNMENT IS COMMITTED TO DEVELOPING STRONG, VIBRANT & SUSTAINABLE DEVELOPMENT "this includes meeting the diverse needs of all the people in existing & future communities"

* LOCAL PLANNING POLICIES - TAKING INTO ACCOUNT PREVIOUS PLANNING & APPROVALS WITHIN STAIN CROSS COMMONS THIS PROPOSAL SHOULD NOT FALL OUTSIDE PLANNING LEGISLATION.

THE DESIGN & THE USE OF THE PROPOSAL WILL NOT IMPACT ON SURROUNDING DWELLINGS & THEIR AMENITY SPACES. TRAFFIC FLOW TO THE SITE WOULD NOT INCREASE.

* GENERAL - THE PROPOSAL WOULD NOT AFFECT -

- a) ACCESS FOR EMERGENCY SERVICES
- b) " " REFUSE/RECYCLING "
- c) " " POSTAL/DELIVERY "
- d) THE SITE DOES NOT CONTAIN ANY RIGHT OF WAY
- e) " " IS NOT ADJACENT ANY LISTED BUILDING
- f) " " " " IN GREEN BELT
- g) " " " " IS A CONSERVATION AREA
- h) " " DOES NOT AFFECT ANY WATER COURSE
- i) THERE ARE EXCELLENT ROAD WALKS TO LOCAL TOWNS, SHOPPING AREAS & AREAS OF EMPLOYMENT
- j) GREEN ISSUES, FIRE SAFETY & DISABLED ACCESS WILL BE ADDRESSED WITH BMBC'S BUILDING CONTROL SERVICES

* ASSESSMENT/CONCLUSION:-

- a) THE SITE IS IN AN EXISTING RESEIDENTIAL AREA & IS THEREFOR SUITABLE FOR REDEVELOPMENT WITHIN PLANNING POLICY GUIDELINES.
- b) THE DESIGN + CHOICE OF FACING MATERIALS WOULD NOT AFFECT ANY OF THE EXISTING PROPERTIES IN ANY ADVERSE WAY.
- c) LARGE GARDEN AREA'S / AMENITY AREA'S WOULD REMAIN.
- d) THE PROPOSAL WOULD PROVIDE A GOOD QUALITY USABLE FAMILY HOME.