

Design & Access Statement

The site

The site is a vacant plot of land in an elevated position on Stottercliffe Road. The road services a small number of existing properties without any reported difficulties.

Access

The land is accessed by an unadopted road which serves private houses. Pedestrian access is by the highway but it is proposed to provide the car parking on land owned by the applicant close to Thurlstone Road and which provides ample manoeuvring space. Some minor structures will be cleared and the land will be tarmac surfaced. The situation is no different to parking courts in housing developments or in apartment arrangements.

It is possible to allow vehicular access to the property onto a more than adequate patio area for emergency purposes but this will not normally be necessary. Bin collection can also be made from the lower parking area.

Further land is owned by the applicant immediately north of the site with existing access directly off Thurlstone Road serving several properties. If required, a small area of land could also be dedicated to the proposed new property if this is the Authority's preferred solution.

Design

A previous development suggested under 2006/1958 was for a large dormer bungalow. This proposal is for a small compact single storey house for eventual occupation by the applicant to free No 3 for growing family use. It has sufficient outdoor amenity area to meet normal planning standards and has normal stand off distances from No 9 Stottercliffe Road. The visual impact on other properties serviced by Stottercliffe Road will be negligible and the tidying up of the land will be of great visual benefit overall. The building will be over 25 metres from the rear of the lower properties to Thurlstone Road and will have no impact on their amenity. The building will sit low in the site with only one (kitchen) habitable room to the road frontage and there will be no conflict with other houses to the road. It is barely larger than a normal annex arrangement but with its own parking and private space.