Design and Access Statement for Residential Development of 17 apartments in 2 No. 3-storey blocks, Spencer Garage, Littleworth Lane, Lundwood

Site Description

The application site comprises an established vehicle repairs garage, set back from Littleworth Lane, with a large forecourt and single storey "shed" style buildings central to the site. To the north west the site adjoins Grange Gate Junior School and to the south east is Ivy Mead, a residential home. On the opposite side of the road is a large area of urban green space.

Proposals

The applicant is seeking outline consent for the erection of 17 no. apartments with 2 No. 3 storey blocks. Details of siting and means of access are provided. All other matters are reserved.

Site History

02/1230/BA – outline planning permission for residential development granted 8 October 2002.

Principle of Development

The application site has an Employment Land Allocation. This allocation relates sole to the site and it is sandwiched between 2 Existing Community Facility Allocations. Notwithstanding the development plan allocations, the principle of residential development on this site has been established through the previous grant of outline planning consent. The main issues for consideration in this case relate to visual and residential amenity and highway safety.

Residential Amenity

The site adjoins that of a residential home to the south east. The home comprises 2 blocks which are 2 storey in height. The rear block is situated in close proximity to the boundary between the 2 sites. There is a distance of between 6 and 7 metres between the front block and the site boundary. The area is hard-surfaced and used by the home as a car parking area.

There are windows in the side elevation of these buildings facing onto the application site. However, the approved internal layout for these blocks indicates that these windows serve a corridor on each floor in each block.

It should also be noted that all outdoor amenity areas associated with the residential home are shielded from the application site by the blocks.

It is therefore considered unlikely that the proposed development will have a detrimental impact on the amenity of the residents of the adjoining site. Furthermore it is not considered that surrounding uses will be detrimental to the amenity of future residents.

Visual Amenity

The surrounding built form comprises a mix of single and 2 storey buildings at a variety of heights, ground levels. The built form is varied in terms of massing, scale and design. In this instance it is considered that a 3 storey development could be accommodated within the site without significant detriment to the visual amenities of the area.

Highway Safety

Whilst some concerns about the level of development are raised from a highways point of view, this has been balanced against the existing use of the site as a vehicle repair garage. It is considered on this basis that a refusal on the grounds of the density of the development could not be substantiated at appeal, particularly in light of the otherwise satisfactory access arrangements.