Design and Access Statement

For

Proposed Residential Development
No 5 High Street
Thurnscoe



Design and Access Statement

Proposed Demolition of existing bungalow and construction of new detached bungalow. No 5, High Street, Thurnscoe.

This statement has been prepared to support a full planning application for a domestic development on the existing site of No 5, High Street, Thurnscoe, Rotherham. Section 42 of the 2004 act sought to provide a requirement for a Design Access Statement to be submitted with all planning applications (subject to some omissions)

It takes account of the advice set out in DCLG circular 01/2006, " Guidance on Changes to the Development Control System." It has also taken account of the CABE publication, "Design and Access Statements – How to write, read and use them."

These documents have a common approach to the form and content of a design and access statement:

" A design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way! (S60, circular 01/2006)

" The level of detail required in a design and access statement will depend on the scale and complexity of the application, and the length of the statement will vary accordingly. Statements must be proportionate to the complexity of the application, but need not be long." (S62, circular 01/2006)

Both documents also indicate the issues to be addressed, these being amount of development, layout of buildings, landscaping and appearance: the CABE document also makes reference to use: all six matters are addressed herein

Pre – Application Discussions

The applicant has taken pre application planning advice from the local authority which was deemed as favourable from both and planning and highways perspective.

The Proposed Development

The enclosed planning application seeks full planning permission for the demolition of the existing bungalow and outbuildings and the construction of a new detached bungalow and detached double garage at No 5, High Street, Thurnscoe, Rotherham.

Description of the site and its surroundings

The application site falls within an existing residential area to within Thurnscoe. The site currently has a detached bungalow and outbuildings which are in need of some repair and updating works

Relevant Planning Policy Considered

Planning Policy Statement 1: Delivering Sustainable Development (2005)

Planning Policy Statement 1 (PPS) sets out the key objectives for the planning system. The emphasis is to promote sustainable development through the re-use of previously developed land and ensure the development is suitably well located and accessible in order to reduce dependence on the private car. PPS 1 states that;

" Planning shapes the places where people live and work and the wintry we live in. Good planning ensures we get the right development, in the right place and at the right time. It makes a positive difference to peoples lives and helps to deliver homes, jobs and better opportunities for all, whilst protecting the countryside and open spaces that are vital resources for everyone."

PPS 1 highlights the importance of achieving sustainable development through the prudent use of resources and previously developed land. In particular, local planning authorities are directed to support the development of vacant or underused land with more intensive design in terms of densities for residential development. Specifically PPS 1 states that the local planning authorities should;

" Promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings. Planning should seek actively to bring back vacant and underused previously developed land and buildings back into beneficial use to achieve the targets the Government has set for development on previously developed land."

The application site is within a highly sustainable location given its proximity to employment, transport, leisure and local amenities. The site is an existing Brownfield site within an established urban area, and, through the release of Brownfield sites for residential development, development pressures will be received from Greenfield sites which in turn will help to conserve and maintain important open spaces.

Planning Policy Statement 3: Housing (2000)

Planning Policy Statement 3, 'Housing', was introduced by Government in November 2006 and together with the former PPG 3 'Housing' states that the planning system should deliver;

- *"High quality housing that is designed and built to a high standard;*
- *Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure"*

It also continues to promote the key development theory of sustainability. The premise is that all new housing developments should be located in such a way that it is accessible to local amenities, employment opportunities whilst at the same time being the best use of existing previously developed land.

Planning Policy Guidance Note 13: Transport (2001)

The advice contained within Planning Policy Guidance Note 13 reflects that advice given in PPS1, in terms of promoting the theme of sustainability through development. PPG 13 promotes sustainable patters of movement, in particular maintaining that all new development should be easily accessible by modes of transport other than a private car.

Paragraph 13 specifically states that:

" To promote more sustainable patterns of development and make better use of previous developed land, the focus for additional housing should be existing towns and cities. PPG 3 requires local planning facilities to build ways, which exploit and deliver accessibility by public transport. To jobs, education and health authorities to place the need of people before ease of traffic movement in designing the layout of residential developments and seeking to reduce car dependency by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity, and by planning for mixed use."

The application site is located within the Thurnscoe area of Rotherham and is a short walk to the local amenities. This is considered to therefore be a highly sustainable location and subsequently in compliance with the aims of PPG 13.

Amount

The attached planning application is seeking full permission for the erection of 1no detached bungalow having an approximate 245m² gross foot print. The application site has an area of approximately 0.102 hectares and is situated within an existing residential development. The eaves height will be approximately 2.4m and the ridge height approximately 6.4m.



The above picture identifies the application site outlined in red

Layout

This particular area of High Street has a varying building line building line so there is no clear line to adhere to. The front elevation of the new dwelling however is no closer to the roadway than the existing building which is to be demolished.
Please also refer to drawing 12/036/03, which shows the site plan clearly showing the position of the dwellings in relation to adjacent properties.

Routes

The proposed development will maintain distance from all four boundaries in order to create routes around the properties. Vehicular and pedestrian access to the site will be taken from the existing entrance off High Street.

Scale

The surrounding area is varied in terms of character and design. Properties opposite the proposed development are larger style detached two storey houses of varying style whilst properties adjacent the proposed development are mainly bungalows of a similar style.

The scale and mass of the development is in keeping with the immediate locality which is characterised by the property styles mentioned above. Fundamentally it provides a quality of design and materials which are sympathetic to the architectural styles of buildings within the immediate locality. This will assist in maintaining the character of the area.

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Photograph above shows adjacent property No 5 High Street



Photograph above shows House opposite No 5 High Street

Landscaping

As visible from the photographs included within this document it is clear to see that there is minimal tree and vegetation growth on the plot and no established or protected trees. It is proposed that all existing shrubbery, vegetation and all other forms of dead plant life to the plot be removed as part of the works; however, any established healthy trees to the boundaries will be retained where possible.

The boundaries to the perimeter of the plot are defined with a mixture of 1.8m high fencing and low level boundary walls. It is intended that these be retained / upgraded as part of the works. Full details will be submitted to the Local Authority for approval prior to any replacement works being undertaken.

The rear gardens are to be laid to lawn as identified on the site plan. The driveways to High Street vary from property to property. The existing property and the adjacent property No 3 has a block paved driveway and the adjacent property No7 appears to have no surface finish other than soil. It is therefore proposed that a permeable hard surfaced drive way be provided, details and samples of which would be forward to the Planning Authority for consideration.

The circular accompanying the regulations state that it must be explained how the landscaping will be maintained. In this case all the space is private and all the landscaping will be maintained by the house owner.

Appearance

The characters of properties along High Street vary quite considerably. They are mixture of both two storey houses and bungalows with a varying degree of finishes and styles.

The overall external appearance of the proposed dwelling has been designed in such a way to complement the surrounding properties. All the external materials will be carefully selected to complement the surrounding properties and samples provided to the Local Authority planning department for consideration prior to works being commenced on site.

The design has been the subject of discussion with the neighbouring properties and no objections to any part of design or layout has been raised. You will note from the plans that the majority of windows to the side elevations have obscure glazing therefore minimising any overlook onto adjacent properties.

The circulation accompanying the regulations refers to issues such as circulation routes, seating and lighting but these are not applicable for a private house.

Access

The site is within an existing residential area of Thurnscoe and is well located for pedestrian access to convenience shops, doctors, schools and public transport.

Public transport is well provided for in the locality. There is a bus stop in walking distance from the plot. The bus service gives access to employment, shopping facilities as well as evening entertainment.

The location of the site is sustainable and has good provision for means other than the car.

Both vehicular and pedestrian access to the site is to be via the existing access off High Street.

A level access will be provided from driveway to the front door of the dwelling. As previously mentioned the surface is to be a permeable hard surface which is useable by prams and wheelchairs. The surface will be suitably drained.

Conclusions

The proposed development of the site for residential use is considered appropriate in land use terms. This is an existing Brownfield site within an existing built up urban area and on this basis the principle of development is appropriate.