

Design & Access Statement

Outline Planning Application. Proposed Dwelling

At

Rear of 21 Greenmoor Road, Burbage

On behalf of

Cleall

Job No: **24/29**

May 2024

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1.0

Introduction

1.01 - This Design & Access Statement is in support of the Outline Planning Application at Rear of Greenmoor Road. The proposal is for a new detached dwelling with only access and siting to be considered.

1.02 - The role of this document is to provide information regarding the process employed to determine the developable areas, to outline the broad design principles that have lead to the form and type of development proposed and to set the application site in context with its surroundings.

1.03 - The drawings submitted as part of this application comprise the following , in order to demonstrate that the form of development as proposed would be appropriate having regard for the site and its setting.

- ▶ Site Survey
- ▶ 24 29 01 – Scheme 1 – Mar 24
- ▶ 24 29 02 – Site Location Plan – Mar 24

1.04 - The proposed development expressly seeks to:

- ▶ Provide a high quality sustainable residential dwelling which respects its surrounding environment.
- ▶ Ensure the proposed development integrates with the existing site and its surroundings.
- ▶ Provide a coherent set of proposals which protect and enhance the site's visual amenities to create an attractive place to live.
- ▶ Delivers a new Dwelling which will assist in the councils delivery of dwellings within the borough.

1.05 - The structure of the document is based on the guidance in CABE's "*Design & Access Statements - 2007*" and "*By Design: Better Places to Live*".

1.06 - This statement is divided into the following sections:

- ▶ Contextual Analysis
- ▶ Design Concept
- ▶ Development Proposals
- ▶ Access

Which demonstrates that the design process has followed the path of **assessment - involvement - evaluation - design.**

1.0

Introduction

1.06a - **ASSESSMENT**

Appraising the Content - The site and its context has been assessed in terms of the key issues which have a bearing on the development such as planning policies, topography, access, existing buildings, ecology and landscape.

1.06b - **INVOLVEMENT**

Consultation - This explains the stakeholder and public consultation undertaken during the preparation of the planning application.

1.06c - **EVALUATION**

Opportunities and Constraints - The evaluation of the site's context providing an understanding of the strengths and weaknesses which guide the design philosophy.

1.06d - **DESIGN CONCEPT**

Development Strategy and Vision - The evidence gathered through the assessment and evaluation is formulated into a development concept which seeks to balance the technical constraints against the key community benefits arising from the scheme.

Use & Amount - Identifies the land uses within the site and the quantum of development.

Layout - Describes the different components of the development, their arrangement and relationship and in particular the framework of streets, vehicular and pedestrian routes and the arrangement of the built form.

Scale - Provides detail of the design parameters which guide the scale, including the height, width and length of new buildings.

Landscape - Outlines the character and design of the proposed green infrastructure including the structural landscape and open spaces.

Appearance - Describes the design objectives for the visual appearance and form of the new buildings.

2.0 Contextual Analysis

► SITE LOCATION

2.01 – The site is located at the rear of 21 Greenmoor Road with a new access proposed from Rugby Road in the village of Burbage which is adjacent to the market town of Hinckley.

2.02 – Burbage is a large village which is separated from Hinckley by the Railway line.

2.03 – Rugby Road is a main route into Burbage and Hinckley and provides a direct route to the M69 and nearby train station

2.04 – The nearest bus stop is on Rugby Road with regular bus services linking the site with the nearby towns and the cities of Leicester and Coventry.

2.05 – The site is a private residential garden to No. 21 Greenmoor Road.



2.0

Contextual Analysis

► LOCAL CONTEXT

2.06 – The site is a private garden which is to the rear of Greenmoor Road. Greenmoor Road has predominantly a linear form of development with a mixture of bungalows, dormers and larger houses. They are predominantly detached dwellings.

2.07 – Rugby Road is a main commuter road in and out of both Burbage and Hinckley and links to towns to the nearby motorway network. Along its length it varies significantly in its appearance and built form. Towards the motorway it is bounded by open fields but as it enters the built up areas it has a mixture of houses fronting the road and ones that turn their backs to the road and have garden fences out on to the road such as the access site.

2.08 – Just beyond the site the road falls away down towards Hinckley town centre although it is relatively flat where the site is at the crest of the hill.

2.09 – Whilst in the immediate vicinity there are no houses with an access from Rugby Road just a couple of hundred meters up the road there have been many examples of new houses constructed with accesses from Rugby Road and located in the gardens of dwellings on Greenmoor and the surrounding roads.

2.0

Contextual Analysis

Existing Property



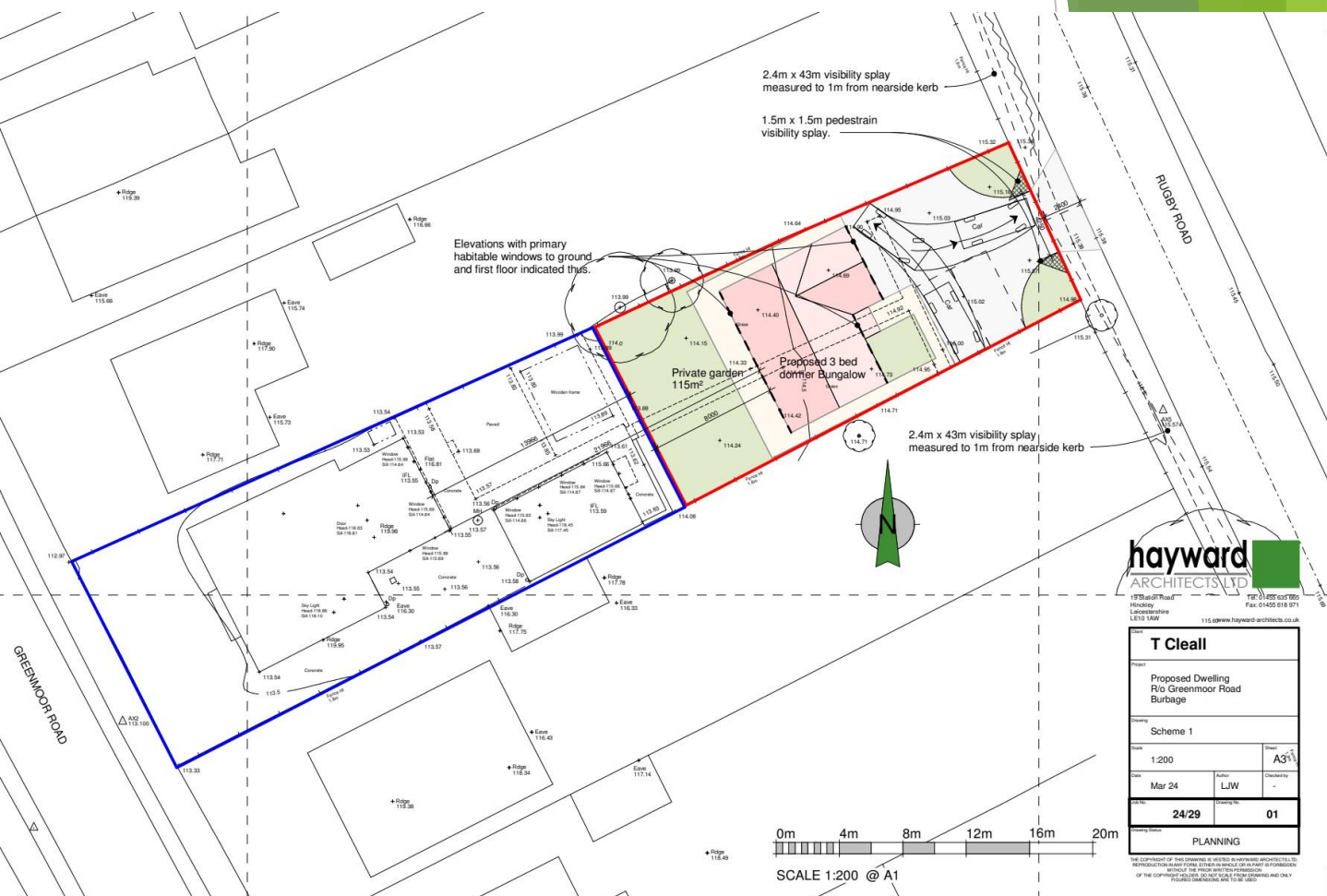
2.0

Contextual Analysis Cont.

Sketchley Hill House on opposite side of Rugby Road where a new access has been formed to allow for a new dwelling in the garden of the adjacent house. There has also been an access formed on the other side of Sketchley Hill House to afford access to 3 further dwellings in the rear garden.



3.0 Design Concept



OPPORTUNITIES

- Development of a new dwelling in a highly sustainable location within the settlement boundary
- Access directly off the road.
- Close to all local amenities
- Existing residential use established
- Safe and suitable access can be provided from Rugby Road
- Sufficient space to turn vehicles within the site
- Development of a dwelling which will help towards councils shortfall in supplies

CONSTRAINTS

- Currently a large garden with residential uses on both sides
- Relationships with neighbours and existing dwelling although as shown above these can meet current council guidelines.

3.0

Design Concept

► Use and Amount

3.02 - The total site area is 336m². The site would provide one new family dwelling. Although Scale is not part of the current application it has been suggested it could be a 3 bed dormer bungalow.

3.03 – Should the outline be successful then a Reserved Matters Application will be required for the scale, appearance and landscaping to be agreed.

► Layout

3.04 – The proposed dwelling within the garden area of No. 21 and accords with the councils guidance on overlooking distances and is in accordance with other similar developments in the area in this regard.

3.05 – The dwelling has been sited so that there is sufficient space for a vehicle to turn within the site to allow it to enter and leave if a forward gear.

3.06 – The garden will maintain the current boundaries with neighbours.

3.07 – Parking will be provided for 2 vehicles in accordance with the statutory guidance from Leicestershire County Council Highways.

3.08 – The access has been designed in accordance with the LCC Highways Design Guide and affords the required visibility in both directions.

► Scale

3.09 – The proposal is for access and siting only and scale is not to be considered under the current application although it is suggested that it could be a dormer style bungalow which would further reduce the impact on the neighbour dwellings and their gardens. This would be considered as part of a reserved matters application.

3.10 - This scale of property would also reflect both the existing house on Greenmoor Road and the ones on adjacent plots which are of a dormer style with lowered eaves and rooms in the roof.

3.0

Design Concept

► Appearance

3.11 – Appearance is not a matter for this outline application and will be considered as part of a Reserved Matters Application.

3.12 – In terms of the opening up of the garden to Rugby Road this would not be out of keeping in the area given that many of dwellings have accesses directly on to Rugby Rd.

► Landscaping

3.13 – Again, Landscaping is not a matter for this outline application and will be considered at the Reserved Matters stage but areas of green space and opportunities for planting have been indicated on the submitted site plan.

► Sustainability

3.14 - Sustainable drainage systems will be applied with all storm water connected to soakaways. Foul water will be connected to existing main drainage runs in accordance with the local water authorities statutory guidance. The dwelling will have large garages with space for the storage of bicycles. There is space in the gardens for recycling bins to accord with the Council's collection practices.

3.15 - The site is in a sustainable location with good access to the local road network and public transport. All facilities are within 1km walking distance. The facilities can all be accessed via a network of footways.

4.0

Access Statement

► ROAD NETWORK

4.01 - Pedestrian and vehicular access will be taken from Rugby Road via a newly formed access in full accordance with the LCC Highways Design Guide.

INCLUSIVE ACCESS

4.02 - The topography of the site falls from the road towards the back of the site. The development has been designed and levels considered so that access from the parking to the main entrance door will conform to the regulations for access for the disabled and all users, regardless of age or disability, will have equal and convenient access from the public highway.

5.03 - All roads leading to the site will provide satisfactory access for emergency & service vehicles in accordance with recognised highway standards.

5.04 - The proposed parking and access layout is designed to complement the proposed development and will be in accordance with Local Planning Guidance Regulations offering the minimum car parking sizes and distances between spaces.