Design & Access Statement

Proposed detailed planning application for Bungalow to the rear of 200 High Street Earl Shilton Leics.

This application is a re-submission following time lapsed from previous approval

Prepared by D. J. Wilkinson & Associates August 2009
Based on CABE Guidelines

Assessment

The site is to the rear of 200 High Street & exists as garden area, partly established **over** the years with pathways, shrubbery & mature trees.

Towards the northern boundary is a large concrete shed, currently used for storage, this will be taken down.

The proposal is within Planning Policy RES 5 - Housing Development within the Settlement Boundary

The application is a re-submission. There are no alterations from the previously approved plan Application No. 04/01038/FUL

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Site Analysis & Physical Characteristics

These are shown on the following photographs:-

Photograph 1

Shows to the left the northern boundary with hedgerow to a footpath & to the right is the concrete shed to be removed

Photograph 2

Looking towards the northern boundary & showing garden area, mature trees & shrubbery. Photo taken from the rear of No. 200. The concrete shed is obscured by foliage.

Photograph 3

This looks towards the rear elevation of No. 200 & shows the hedgerow which will remain on the eastern boundary.

Photograph 4

The rear elevation of No. 200 High Street

Photograph 5

Looking towards the northern boundary & showing the concrete shed. This shows approximately where the vehicle standings will be for 2 car spaces. This being the access to the right of the access driveway to High Street . This vehicular access remains existing & unaltered.

Photograph 6

Looking south with the boundary fence & concrete shed to the left.

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Design Principles

The site lies within the central area of Earl Shilton, with all amenities at close hand. Looking at & analysing the character of the local area, there are no prominent architectural features within the immediate surrounding area. There is a mix of flat & pitched roofs. The majority of buildings in close proximity have pitched roofs with gables. A roof of this type is being adapted for this proposal.

The proposal is for a small 2 bedroom detached bungalow, principally designed to suit a single person or a couple, perhaps elderly, who may wish to live within central Earl Shilton, with all amenities close by & thus keeping vehicle travel to a minimum.

The location is very private & it is envisaged that occupation would be quiet & secluded.

The design is simple, small & easy to maintain. Facing brickwork to east & west boundaries ensure it will be maintenance free.

Part brick & render to north & south boundaries will ensure a lighter appearance within areas of foliage shade

Windows are traditional in appearance

Redland Mini Stonewold roof tiles are on a low pitched roof & blend with adjacent bungalow No. 212

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Access & External Consideration

Policy T5 – Highway Parking Standards
These have been adopted with 2 car parking spaces satisfying the standards

The hard standards will be in 2 coat tarmacadam

There will be a ramped access to the dwelling, to Building Regulation approval –
To assist wheelchair disabled

The existing fence to the western boundary is to remain

A new 2m high fence to be erected dividing the proposal from No. 19

The northern boundary remains as a 2m high fence with a 2-3m high conifer hedge

External rear amenity space is $62m^2$

Driveways & front & rear entrances to be illuminated with security lighting for safety & convenience

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