Design & Access Statement

Erection of dwelling land rear of 161 Ashby Road, Hinckley, LE10 1SH.

PP - 00816221

August 2009

Introduction

This statement is submitted in support of the outline planning application for the erection of a dwelling on land rear of 161 Ashby Road, Hinckley, LE10 1SH.

This Design and Access Statement (DAS) has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2006.

In accordance with National Planning Policy advice in Circular 01/2006 (DCLG) "Guidance on Changes to the Development Control System" the level of detail presented in this DAS is proportionate to the scale and complexity of the application.

The purpose of the statement is to explain the principles and thought processes employed in the formulation of the application. As a minor development references were made to the relevant planning policies. These are predominantly the saved Local Plan policies as they take primacy in the determination of such an application and are consistent with the broader aims of Regional and National Planning Policy Statements.

Policy Considerations

National: PPS1 & PPS3

Local: BE1, RES5, T5 & the Council's Supplementary Planning Guidance on New Residential Development.

Principle & Use

The existing property is located in an established residential area within the settlement boundary of Hinckley. It occupies a sustainable location close to all local public amenities and transport links therefore residential development is considered acceptable in principle.

Amount, layout & design

National policy through PPS1 & PPS3 supports well conceived developments that make efficient use of previously used or under- utilised land. The existing property is "as original" and occupies a large mature plot. The indicative layout demonstrates how an additional dwelling could be positioned within the site. Although the layout and design will be dealt with at the reserved matters stage, the site is capable of meeting all the policy criteria in terms of separation distances, private amenity space and parking.

There will be the opportunity at the reserved matters stage for the external appearance of the building to take its design cues from the adjacent properties. With the use of matching materials and complimentary roof profile, the final design will achieve a continuity of appearance that will further aid the assimilation of the building within the site. The completed design will maintain the existing pattern of built form thus creating a fully integrated design solution.

The sub-division of the garden to facilitate the development would be screened from the public highway and therefore it is not possible to argue that the proposal would detrimentally affect the character of the area.

Ecology, landscaping & boundary treatment

The mature trees and existing hedge along the common boundary with 159 will be retained to maintain the established setting. The scheme will require the removal of several conifer trees and shrubs but these have low amenity value. The site is not located within a Conservation Area and the trees to be removed are not subject to either a single or group TPO nor are deemed to be significantly important or mature to warrant such a classification.

Careful consideration was given to the Ecology Trigger List and a close site inspection found no evidence of any protected species or cavities within the existing trees or ivy that may attract such species.

Access

The existing property benefits from a dual vehicular access and these will be retained with 161 Ashby Road maintaining a right of way over both. The existing access will be extended beyond the rear elevation of 161 Ashby Road and will incorporate a 0.5m landscaping strip. This will retain the established hedge line and mature trees located along the common boundary. The mature setting of the site will be maintained and provide effective screening.

All windows facing the access are secondary and will remain unaffected. Furthermore, the proposed arrangement is similar to other developments where significantly more properties have been constructed to the rear. It is considered that the proposal would not create significant disturbance to occupiers either side of the access to warrant a refusal of permission.

Play and Open Space Contributions

If the need can be clearly demonstrated by the LPA, the applicant would not object to a condition applied to any permission requiring a financial contribution for the provision and maintenance of off-site open space or facilities in accordance with policy REC3 of the Local Plan.

Conclusion

The proposed development meets the Government's objectives of providing additional housing on existing brownfield land. In accordance with PPS3 and Local Plan policy, the indicative layout combined with the submission of the reserved matters, will demonstrate that the proposal will comfortably respect the character and appearance of the residential setting and existing settlement pattern.

With the proposal informed by the existing built form and careful design, such a development would not detrimentally affect the amenities of neighbouring properties therefore represents an integrated, sustainable and sensitive residential development that is appropriate within the local context.