

REVISED PLANNING DESIGN AND ACCESS STATEMENT

1. PROPOSAL

The proposal is for the construction of a new detached one bed bungalow with the formation of a new vehicle crossing with dropped kerbs.

2. PLANNING HISTORY

Planning permission was granted for a retirement bungalow under application 89/00871/4, but this permission was not implemented.

Planning permission was also granted for side and rear extensions to 22, Oaks Drive, under application 17/00026/HOU, but this permission was also not implemented.

A planning application for a two-bedroom detached bungalow was refused under planning reference 22/00730/FUL.

3. SITE ANALYSIS

3.1 Existing features and characteristics

The plot is currently part of the garden area to No. 22, Oaks Drive, Newbold Verdon, which fronts onto Oaks Drive with the rear garden returning round the side along Peters Avenue.

The proposed plot is currently enclosed by an established Privet hedge of around 2 metres height to the boundary of Peters Avenue which returns and runs alongside No. 66, Peters Avenue.

The site is approximately flat and is currently laid to lawn with an overgrown vegetable plot.

3.2 Adjacent built form

No. 22, Oak Drive was constructed as part of a speculative residential development constructed in the 1980's with the pitched roofs of the properties covered with concrete interlocking tiles with the walls constructed in red/brown facing bricks.

The dwellings to the north side of Peters Avenue comprise mainly bungalows which are set back along a building line around five metres from the back of the footpath with flat roofed single garages built alongside of each bungalow.

3.3 Planning Policy Context

The design of the new dwelling will need to meet the requirements set out in The Good Design Guide 2021, which has been issued by Hinckley & Bosworth Borough Council, and which includes guidance for off street parking, private gardens, boundary treatments and spaces between dwellings.

4. DESIGN PRINCIPLES

4.1 Use

The proposal is for the construction of a new detached one-bedroom bungalow set next to a number of bungalows within the established residential area.

4.2 Scale

The new dwelling is to be designed to minimise impact on the adjacent bungalows. Care is to be taken regarding the height and positioning of the new building on site to minimise impact on the street scene and No. 66 Peters Avenue.

The positioning of the new dwelling will need careful consideration to create space between the existing buildings and provide off-road parking with pedestrian visibility splays to meet the requirements of the Highway Authority.

4.3 Layout

The new dwelling has been designed to provide level access to the main entrance door to comply with current building regulations.

4.4 Landscaping

Sections of the existing Privet hedge will need to be removed to open the frontage of the proposed plot and allow suitable visibility splays for cars entering and existing the plot.

New planting will be incorporated to provide visual amenity and enhance the privacy for the existing dwellings.

There are two ornamental trees located close to the boundary fence of the application site, which will not be affected by the construction of the new dwelling.

4.5 Appearance

A good standard of construction is required incorporating traditional details to match the style to ensure that the new building is of sufficient quality.

Materials are to be specified to reflect those used in the construction of the older buildings within the area.

4.6 Access and Parking

Adequate off street parking provision is provided to minimise parking along Peters Avenue and comply with the requirements of the Leicestershire County Council Highway Requirements for Development and to prevent problems with on street parking.

A new vehicle access is proposed for the new dwelling with 1m x 1m pedestrian visibility splays.

2 no. new car parking spaces size 3600 x 5500mm are to be provided.

5. DESIGN SOLUTIONS

5.1 Scale

The height of the building is to be set to minimise impact on No. 66, Peters Avenue.

The new finished ground floor level has been set to relate to the existing bungalow and the ground levels are to be maintained adjacent to the existing boundaries.

5.2 Landscaping

New planting will be implemented to provide screening to the adjacent buildings.

A new hedge is proposed between No 22 Oaks Drive and the proposed new plot to replace sections of existing hedges that are to be removed

5.3 Appearance

Plain roof tiles and a good quality facing brick are to be used to reflect the design of the properties in the area.

5.4 Private Space

The rear private space provided for the new dwelling is in accordance with the Supplementary Planning Guide issued by Hinckley & Bosworth Borough Council.

5.5 Space standards

The total floor area of the new dwelling is to comply with Technical Housing Standard 2015.

6. ACCESS

6.1 Car Parking

A minimum of 2 no. parking spaces have been provided for adequate off-street parking with visibility splays into the highway as required by the Highway Authority.

Sufficient space is to be provided around the car parking spaces to allow disabled persons to have suitable access for wheelchairs to meet the requirements of the Equality Act 2010 and allow for future modifications in accordance with Lifetime Homes.

6.2 External Access to the Dwelling

The vehicle access will be formed with a level approach to the new dwelling with a maximum gradient of 1:20 and a cross fall of 1:40. The parking spaces will meet the requirements of AD Part M1 of the Building Regulations.

The area to the front of the new dwelling will clearly accommodate a pedestrian access minimum 1200mm wide with a maximum gradient of 1:20 with a firm and even finish in accordance with AD Part M1 of the Building Regulations.

6.3 Internal Access within the Dwelling

The main external entrance door is to be minimum 838mm wide with a level threshold with a maximum rise of 15mm to allow wheelchair access in accordance with Part M of the Building Regulations.

All internal doors to the ground floor rooms are to be 838mm wide in accordance with AD Part M1 of the Building Regulations.

6.4 Overheating and Solar Heat Gain.

The new dwelling has been designed to minimise solar heat gain by providing overhanging fascias and careful sizing of the window openings with southern aspect in accordance with Part O of the building regulations implemented on 15 June 2022.

6.5 Electric Vehicle Charge Point

An electric vehicle charge point is to be provided in accordance with Part S of the building regulations implemented on 15 June 2022.