

PLANNING, DESIGN & ACCESS STATEMENT FOR NEW DWELLING

LOCATED AT LAND ADJACENT TO 12 PARK ROAD, RATBY

1. SITE ANALYSIS

1.1 Existing features and characteristics

The proposed building plot is currently land owned by no. 12, Park Road, Ratby, LE6 0JJ

The plot sits adjacent to No. 12 Park Road and is currently open land with a garage on it.

The plot is currently concrete at the front and grass at the back with boarded fencing around the boundary. There are no trees present on site..

1.2 Adjacent built form

No. 12 Park Road is located in an established residential area of Ratby, comprising of a wide range of houses and bungalows of varying architectural styles.

Two outside car parking spaces are provided to no. 12 Park Road with 3 further spaces are to be provided for the new dwelling.

Most dwellings in the area are built in either red/orange facing brick with some having render detailing at high level. Or full render. All properties have concrete or clay tiles of red or grey colours.

1.3 Planning Policy Context

The design of the new dwelling will need to meet the requirements set out in the

Supplementary Planning Guidance for new residential development which has been issued

by Hinckley and Bosworth Council, which includes guidance for parking, private gardens, boundary treatments etc

2. DESIGN PRINCIPLES

2.1 Use

The proposal is for a new four bedroom two storey dwelling of a similar height to number 12 and the majority of properties in the road.

2.2 Scale

The building is to be designed to minimise impact on the adjacent dwellings. Care is to be taken with regard to the height and-positioning of the new building on site to minimise impact. The Proposed dwelling will have a gabled roof with height that is comparable to number 12 Park Road which is adjacent the proposed dwelling.

2.3 Layout

The new dwelling is to be designed to avoid overlooking to the neighbouring properties with the principal windows facing to the front and rear of the new property.

2.4 Landscaping

The level of the new ground floor is to be set to suit the existing ground levels and features of the building plot.

All ground levels are to be retained at the boundaries and the fence will be added to form the new boundary between the new dwelling and No. 12 Park Road.

2.5 Appearance

A good standard of construction is required incorporating traditional details to match the style and detailing of the other buildings in the area to ensure that the new building is of sufficient quality.

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

2.6 Parking

Adequate car parking provision is provided to minimise parking along Park Road and comply with the requirements of the Leicestershire Highway Requirements for Development and to prevent problems with on street parking.

3. DESIGN SOLUTIONS

3.1 Scale

The overall height of the building is to be match Number 12 Park Road.

The ground level is to be retained for the new finished ground floor level to take account and maintain the ground levels adjacent to the existing features.

3.3 Landscaping

Shrubs and grass are to be planted to the rear along with a paving area to provide a good amenity space for the dwelling.

3.5 Appearance

Good quality tiles and facing brick are to be used to reflect the design of other properties in the area. The property will incorporate brick to just above the windows with render above on the property to match number 12, along with concrete roof tiles in the style of the neighbouring properties.

3.6 Private Space

A rear private space of 182 square metres which exceeds the requirements set out in the Supplementary Planning Guidance which requires a minimum of 10 square metres for a new four-bedroom dwelling as per the government guidelines. And a garden length of 24m which is above the minimum 7m. An existing 6ft high timber fence is to be retained to screen the private space.

The host dwelling will have 130sqm of amenity space which exceeds the minimum requirement.

3.7 Neighboring Dwelling

The current Neighboring dwellings at number 16 and 12 Park Road both have all principal windows to habitable rooms facing Towards the front or rear. The only window facing the proposed new dwelling is from a non-habitable room with an opaque frosted window.

4. ACCESS

4.1 Car Parking

Two parking spaces are to be provided for Number 12 and three parking spaces are to be provided for the new dwelling with 2m x 2m visibility splays into the highway as required by the Highway Authority.

4.2 External Access to the Dwelling

The new vehicle access is to be formed with a maximum gradient of 1:12 for a maximum of 5 metres and the parking spaces indicated allow sufficient width to accommodate a wheelchair user in accordance with Part M of the Building Regulations.

The footpath to the front of the building has a firm and even finish in accordance with Part M of the Building Regulations.

4.3 Internal Access within the Dwelling

The main external entrance door facing Park Road is to be 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 and the door to the ground floor WC is to open outwards to allow access by persons in a wheelchair in accordance with Part M of the Building Regulations.