

Design Statement

In support of

A single 2 bed Bungalow to the rear of,

9 Mill Drive,

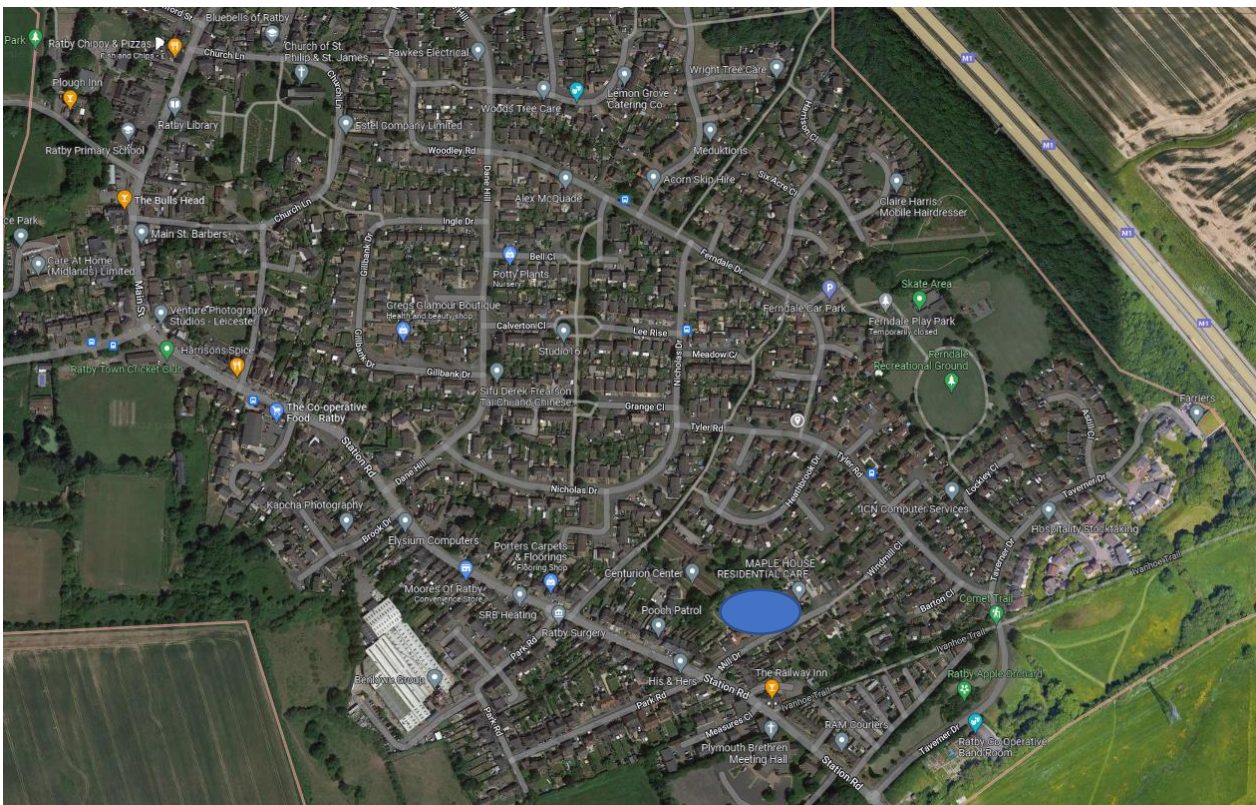
Ratby, LE6 0JH

Introduction

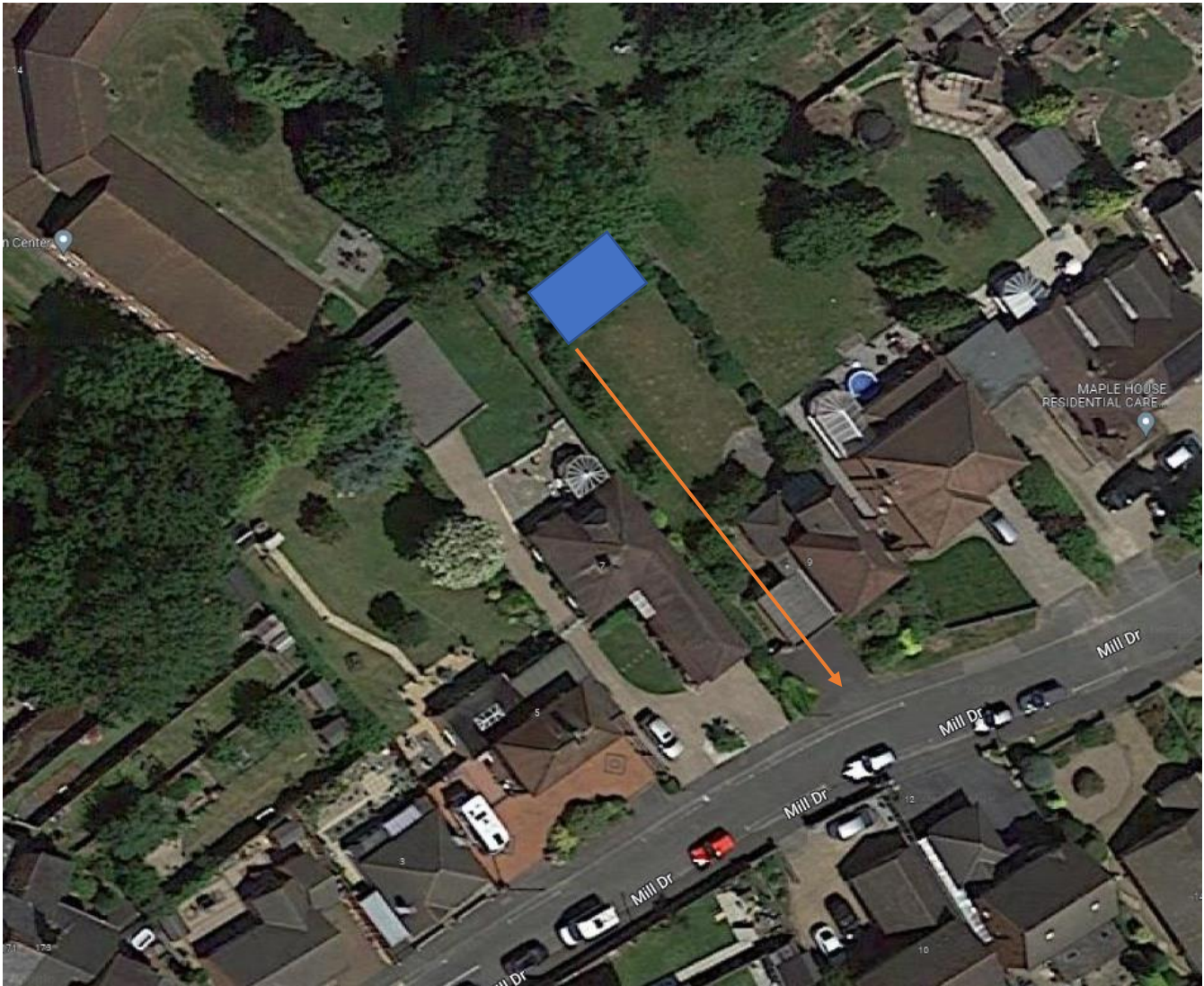
1. This document is a short design statement in support of the above scheme. Typically, a design statement would not be required for a small-scale scheme however it presents the opportunity to present and discuss the merits of the scheme.

Location

2. The site is located within Ratby, a large, well serviced village on the outskirts of Leicester.
3. The site is within a residential area with a strong residential context.
4. The site is a sustainable location being within walking distance of village amenities including shops, schools, restaurants, pubs, bus stops and leisure facilities.
5. The proposal is not within the conservation area and is not within any area of flooding.
6. The site is currently private, an existing property and its associated garden. This property is to be retained



Site Location



Proposed site plan

The Proposal

1. The proposal is a minor development to provide 1 No. 2-bedroom 1.5storey bungalow within the rear of the existing property.
2. The unit will be designed to not over dominate the neighbouring properties, but this will be completed at the full planning stage.
3. The property is provided with two parking spaces, private amenity space suitable to the size and scale of the unit to the rear.
4. The separation distance of 21m is to be maintained between the new and existing properties.

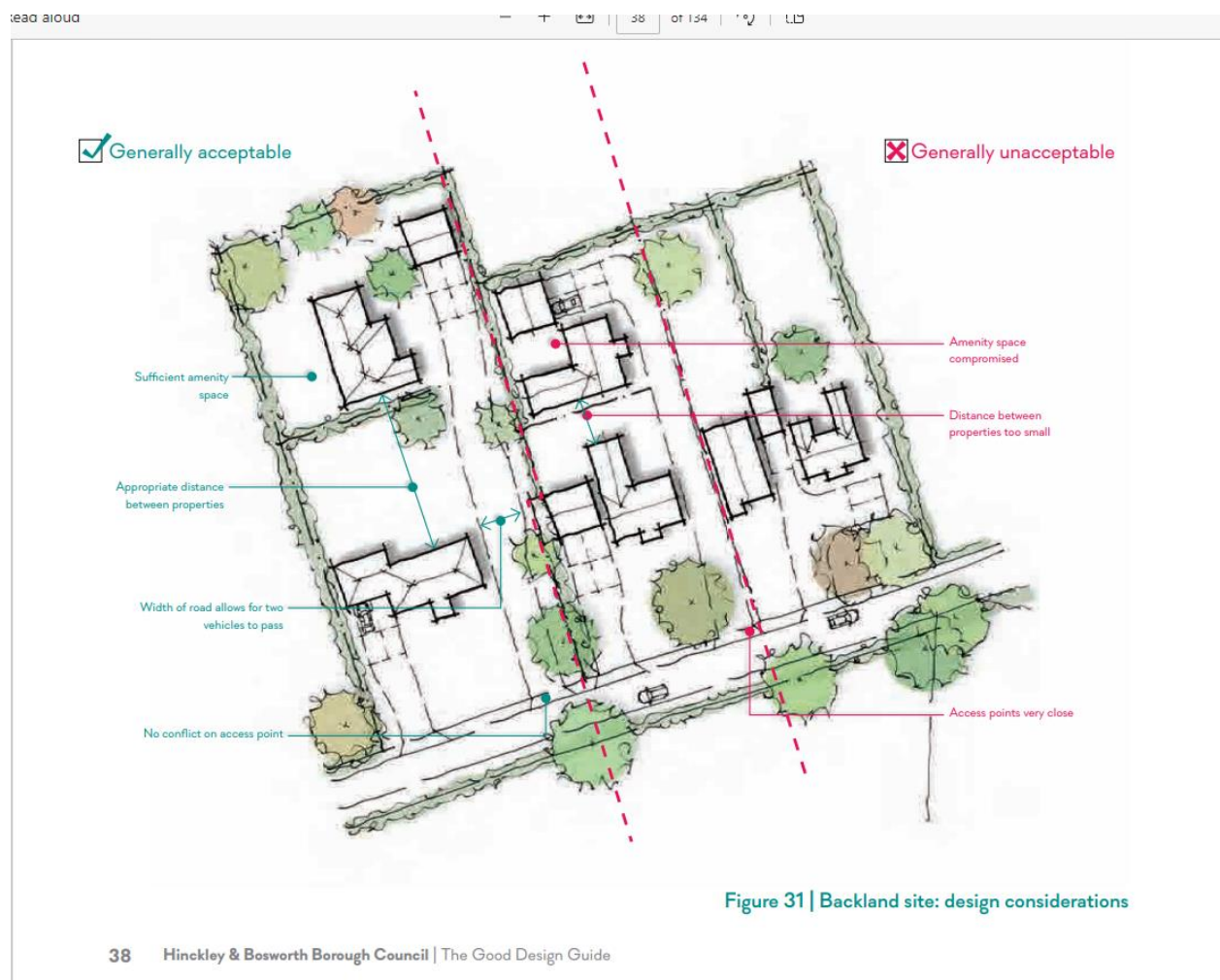
Access

1. All pedestrian access will comply with building regulations. Internal layouts will also meet and exceed building regulations part M guidance.
2. Each property will have parking spaces of 2.5 x 5.5m.
3. A new access road is to be taken down the side of the existing property, after the demolition of the existing garage. The existing drop kerb access to the front of the existing property requires no modification.

Landscape

1. There are currently limited landscape with zero trees and minimal foliage present on the site. All trees are on adjacent sites or on boundaries. Once full planning is applied for any proximity issues will be addressed.
2. Domestic, ornamental landscaping and turf will be provided to the properties, details of which will be provided within the full application in due course.
3. Permeable paving will be used for the access road, turning areas and parking.
4. New close boarded timber fencing will be provided to separate the 2 properties.

The Good Design Guide - Hinckley and Bosworth



GDG - Figure 31 Backland site design considerations. The requirements of the above figure are indicated on our drawing referenced 7802 - 02. The layout meets all these requirements.

Backland sites

Aim: providing guidance on the subdivision of existing sites to create new development.

Where an existing plot is proposed to be subdivided to create additional development in 'backland' locations, this will require clear and convincing justification in relation to its context. Some sites may be able to accommodate this type of development, whereas others will not. At a minimum, it will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise.

Habitable rooms within a rear elevation should ideally not be less than 8m from the blank side of a single storey neighbouring property, rising to 12m for a two storey property, and 15m for a three storey property. Habitable rooms within rear elevations of neighbouring properties should never be less than 21m apart.

It will also be required to demonstrate that it would not result in the over-density of the land, leading to a loss of character. A figure ground plan can provide a useful tool to demonstrate how new development can sit comfortably within its environment.

Where these conditions can be demonstrated, existing access arrangements should be used to serve new development wherever possible, to avoid unnecessarily 'puncturing' the character of the streetscene and allowing highways to dominate.

Development should respect wider building lines and not back onto the street. Boundary treatments should also be carefully utilised to assimilate new development into its context, reflecting those seen in the wider frontage and seeking to avoid gaps that break down sense of place.

Extract Page 38 of the GDG which is met by the proposals.

Conclusion

1. This proposal is a small scale development of a single property within unused amenity space to the rear of the existing property.
2. The gardens of the existing properties is extensive and will cause no detrimental damage to the existing property or adjacent dwellings.
3. Ample amenity is provided to the new dwellings
4. Similar developments have been installed in and around Ratby.
5. The close proximity of recent planning approved scheme 19/00650/ful needs to be taken into account as this is a backland development within 60m of the site.
6. Reference to the SADMP has been cited as a reason for refusal on the previous application ref - 22/00510/out. This states the following:-

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion; be adversely affected by activities in the vicinity of the site; architectural features;

The site layout meets all the requirements of the Good design guide in relation to the above.

- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site.

The site layout meets all the requirements of the Good design guide in relation to the above.

- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

As this is an outline application the design and massing of the building have been left for a future application and will be controlled by the local authority, thus this could easily be achieved. The character of the area already shows a number of developments within the back land areas.

- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally; add to the quality of the design and siting; line with Core Strategy Policy 24; emission vehicles are included where feasible;

All these items are reserved as part of the outline application and can easily be achieved.

- e) It incorporates a high standard of landscaping where this would add to the quality of design and siting.

Landscaping is reserved as part of the outline application and can easily be achieved.

- f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with the core strategy policy 24.

All these items are reserved as part of the outline application and can easily be achieved

- g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible.

This is indicated on the drawings.

- h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;

All these items are reserved as part of the outline application and can easily be achieved

- i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

All these items are reserved as part of the outline application and can easily be achieved