DESIGN & ACCESS STATEMENT

PROPOSED NEW DWELLING

Land Adajacent No. 2 Wood Lane
Norton Juxta Twycross

On Behalf of MAU Construction

PROJECT NO: 216

June 2008

Introduction

The existing site, located in rural village location, incorporates a detached bungalow with gardens to rear and side, with off street parking located to the front of the dwelling.

Pre Application History

Planning approval was gained for a 2 storey detached dwelling on the site on 15th November 2004 (approval No. 04/00533/FUL).

Further correspondence with regard to a revised site layout and amendments to the footprint and external appearance of the proposed dwelling was exchanged with area planning Officer Louise Forman. Copies of correspondence are attached to this document for reference.

Proposals

The application seeks approval for a new detached dwelling adjacent to No.2 Wood Lane Norton Juxta Twycross

Layout

The general position and layout of the proposed dwelling on the site has been determined by the already approved outline application.

Scale

The original planning approval was based on a contemporary style 2-storey proposal with reduced eaves levels to the main dwelling and a single storey attached garage adjacent to No.2 Wood Lane. Floor levels of the proposed dwelling were set significantly lower than the existing floor level of No.2 Wood Lane

The new proposals within this application are for a more 'cottage' style flat fronted 2 storey dwelling with eyebrow dormer details to first floor windows to reflect existing dwellings within the village. The floor level & the eaves levels of the proposed dwelling have again been reduced to keep the roofline of the proposed dwelling more in keeping with the adjacent existing bungalow (No.2 Wood Lane).

As discussed with the area planning officer a half hip detail has also been introduced to reduce the impact of the proposed dwelling on the neighbouring properties.

Materials

It is intended that the proposed dwelling will be a traditional construction using new stock materials similar in colour and finish to those used on existing dwellings within the village. The External walls will be red brick construction with the same brick used for

head and cill detailing to windows and doors. The roof tiles are intended to be plain tiles of a colour to match those of the existing surrounding dwellings.

It is proposed to use a cottage style painted timber framed double glazed window to reflect the style of window found elsewhere in the village.

It is intended that samples of materials will be presented to the planning officer for approval.

Landscaping

The vehicular access to the site will be formed using a hard bound finishing material with concrete edgings – details of the proposed finishing material will be subject to discussions with the planning officer.

The garden to the rear of the proposed dwelling will be formed at existing ground level with a brick retaining structure set back from the rear of the house to allow a small paved patio area immediately adjacent to the rear of the house. No additional planting apart from turf is proposed to the rear garden areas of the proposed dwellings – the extent of the turfed areas is indicated in the proposed drawings.

A hard landscaped parking area is proposed to the front of the dwelling with a small amount of low level structural planting to the front of the dewelling and along the fornt site boundary to soften the appearance of the dwelling. Further details by specialist will be submitted under separate cover.

Access

A 'level' hard bound finished parking area is to be provided as indicated on the submitted plans to allow safe egress from a parked vehicle to the dwellings. Gradients from the parking areas to the dwelling access points have been kept in line with local authority standards for disabled access.

Vehicular parking and access is as the approved outline application – it is intended that a new dropped kerb be provided in the location indicated on the proposed site plan to be a min. of 3m wide.

Steve Atkinson MA(Oxon) MBA MioD FRSA
Chief Executive

Please Ask For: Louise Forman
Direct Dial/Ext: 01455 255682
Direct Fax: 01455 619897
Email: louise.forman@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: LF/08/10203/preapp
Date : 28 May 2008

Mr M Underhill
110 Boot Hill
Grendon
Atherstone
Warwickshire
CV9 2EN

Dear Mr Underhill

Land adjacent 2 Wood Lane, Norton juxta Twycross

I refer to your initial drawings for a revised design for a dwelling at the above site. The footprint of any new proposal should not be larger than the original scheme approved under reference 04/00533/FUL.

My comments are that this design of dwelling is traditionally flat fronted and I would suggest that you remove the bays and canopies from the ground floor windows on the front elevation.

In addition, I consider that the porch should be omitted and the front door should be flush with the front of the dwelling, any canopy should only extend above the front door. I enclose a copy plan of the front of a similar dwelling recently approved. The front door incorporates a small window so that windows into the hall area are also unnecessary.

On site, we also discussed a hipped roof. I consider that a half hipped roof could be a feature of this design of dwelling and lessen the impact the new dwelling would have on the street scene and adjacent dwelling. In connection with this, I would point out at this stage that I do not consider that any future plans for a detached garage in the front garden area would be acceptable.

I hope this information is useful. If you have any queries or need any further information, please contact Louise Forman on the above direct dial number.

Yours sincerely

On behalf of Tracy Darke
Development Services and Policy Manager

The above comments are initial informal officer views only and are made without prejudice to any decision the Local Planning Authority may make in respect of a subsequent application, and are given without the opportunity to consider all the relevant issues

Sean Smith <sdsmith141@sky.com>

Wood Lane, Norton Juxta Twycross

4 messages

Sean Smith <sdsmith141@sky.com> **Thu, May 22, 2008 at 3:03 PM**
To: louise.forman@hinckley-bosworth.gov.uk
Cc: mau1 <mau1@btinternet.com>, mick373 <mick373@btinternet.com>

Louise

Further to you recent meeting/site visit with Mick Underhill of MAU construction please find attached sketch proposals for the above proposed dwelling.

We would be grateful to receive your comments on the attached proposals regarding the scale & elevational detailing ahead of submitting a formal planning application for these proposals.

Please note although the sketch street scene indicates Option 1 elevation it is our intention to go with the porch detail indicated on Option 3.

All drawings are to scale as indicated on drawing when printed @ A3.

Look forward to hearing from you ASAP.

Many Thanks,

Regards
Sean Smith
PDS Design
07966 848 043

4 attachments

Norton Juxta - New Scheme - Plans.pdf
21K

Norton Juxta Alternative Elevations.pdf
17K

Norton Juxta Site Plan.pdf
37K

Norton Juxta Sketch Street Schene.pdf
24K

Louise Forman <Louise.Forman@hinckley-bosworth.gov.uk> **Tue, Jun 3, 2008 at 9:23 AM**
To: Sean Smith <sdsmith141@sky.com>

Please see attached reply to Mr Underhill.

Louise Forman
Area Planning Officer

Hinckley and Bosworth Borough Council
Council Offices, Argents Mead
Hinckley, Leicestershire LE10 1BZ
Tel 01455 255682

Fax 01455 619897

Any opinions expressed in this message are those of the sender and do not necessarily express the views of the Borough Council. The information contained in this message, and any attachments, is intended solely for the use of the individual or organisation to whom this message is sent, and should be treated as private and confidential. If you have received this email in error, please notify Hinckley and Bosworth Borough Council (ICT Services) tel +44 (01455) 238141.

From: Sean Smith [mailto:sdsmith141@sky.com]
Sent: 22 May 2008 16:03
To: Louise Forman
Cc: mau1; mick373
Subject: Wood Lane, Norton Juxta Twycross

[Quoted text hidden]

28 may pre app wood lane.doc
25K

Sean Smith <sdsmith141@sky.com> **Tue, Jun 10, 2008 at 9:46 PM**
To: Louise Forman <Louise.Forman@hinckley-bosworth.gov.uk>
Cc: mick373 <mick373@btinternet.com>, mau1 <mau1@btinternet.com>

Louise

Further to your letter to mick dated 28th may 2008 please find attached revised sketch floor plans, site plan & elevation for your comments.

In reference to the points raised in your letter please refer below:

Scale of dwelling - The new proposals are of a similar scale/footprint to the approved scheme - The footprint of the originally approved dwelling has been added to the site plan for your information.

We have taken on board your comments with regard to the dwelling being traditionally flat fronted & have removed the projecting porch in favour of a canoy over the entrance door. Following our discussions we have also reduced the scale of the bay windows. We have also introduced a half hip roof detail as discussed.

We look forward to receiving your comments on these revised sketches & would be grateful if you could give some indication as to how the proposals are likely to fair should a formal application be submitted based on the attached details.

Regards

Sean Smith
on behalf of Mick Underhill
[Quoted text hidden]

4 attachments

WOOD LANE - REVISED FLOOR PLANS 080608.pdf
19K

WOOD LANE - REVISED FRONT ELEVATION 080608.pdf
9K

WOOD LANE - REVISED PLAN 080608.pdf
27K

WOOD LANE - REVISED STREET SCENE 080608.pdf
24K

Louise Forman <Louise.Forman@hinckley-bosworth.gov.uk> **Wed, Jun 11, 2008 at 12:03 PM**

To: Sean Smith <sdsmith141@sky.com>

My initial comments are that the porch is too big and I would prefer no porch at all. I will have a look in the village tomorrow regarding the bay windows.

Louise

Louise Forman
Area Planning Officer

Hinckley and Bosworth Borough Council
Council Offices, Argents Mead
Hinckley, Leicestershire LE10 1BZ
Tel 01455 255682
Fax 01455 619897

We now receive **over 53%** of planning applications online via the Planning Portal.
To submit an online application, or to find out more about the Planning Portal, please follow the link below:

http://www.planningportal.gov.uk/

Any opinions expressed in this message are those of the sender and do not necessarily express the views of the Borough Council. The information contained in this message, and any attachments, is intended solely for the use of the individual or organisation to whom this message is sent, and should be treated as private and confidential. If you have received this e-mail in error, please notify Hinckley and Bosworth Borough Council (ICT Services) Tel +44 (01455) 238141.

From: Sean Smith [mailto:sdsmith141@sky.com]
Sent: 10 June 2008 22:47
To: Louise Forman
Cc: mick373; mau1
Subject: Re: Wood Lane, Norton Juxta Twycross

[Quoted text hidden]
