DCDESIGN

DESIGN AND ACCESS STATEMENT

PROPOSED TRAVELLERS DWELLING

AT KIRKBY LANE, PECKLETON

ON BEHALF OF J. SMITH ESQ.

DESIGN COMPONENT

Amount of Development Proposed

0.04 Ha rectangular plot of land for the construction of a single detached three-bedroomed dwelling, all as shown on the application plans.

Layout of the Proposal

The site comprises an area of garden ground, lying adjacent to the south-western flank of the detached dwelling known as Windy Nook, and which adjoins an additional area of garden land belonging to The Bungalow to the south-west. To the front is Kirkby Lane, Peckleton, and to the rear is an arable field. The plot in relation to these features is shown on the attached Aerial Photograph extract from Google Earth, where the boundaries of the plot have been identified by red edging.

Scale and Relationships to Surroundings

The proposed development is of a scale and character fully in keeping with the residential property surrounding it, with the footprint of the proposed Traveller's Dwelling suitably aligned in relation to the frontages of the other two dwellings. The footprint will accommodate a three-bedroomed dwelling over two floors.

Landscaping

This will be dealt with during a Reserved Matters Application, but will comprise a suitable mix of domestic scale planting mainly on boundaries.

Appearance

The overall appearance will be designed to blend in well with the existing built forms to either side, especially "Windy Nook", which will determine the palette of colours for walls and roof finishes.

APPRASIAL OF CONTEXT

Assessment

The semi-rural location of the site, together with its naturally screened and landscaped surroundings, lends itself extremely well to the purpose in mind for this site, which is to provide much-needed accommodation for a young Travelling family. It is very difficult for Travellers to adjust to a completely Urban environment, so an edge-of settlement location permits a more sympathetic and gradual assimilation into settled life.

Planning policies at National, and Local level all support the provision of adequate permanent facilities of a minimum health and safety standard for accommodation for travellers and gypsies, in order to prevent 'ad hoc' transitory parking areas which are uncontrolled and unsupervised, proliferating on waste land adjacent to Public Highways and in lay-bys. Principal planning guidance is provided by Circular 01/2006, which has informed this application.

Involvement

There has been no need for involvement of local community members in this instance, since the small scale of the proposal does not warrant it, however, care has been taken to consult with the owners of Windy Nook, who are in favour of the proposed dwelling and are looking forward to having some company and some neighbours for security. The local Ward Member was also consulted.

Evaluation

The Applicant, Mr James Smith is 38 years of age and is married to Nan, his wife, with whom he has brought up a daughter (Kelly), who at 19 years of age, is engaged to be married early next year. James Smith has been settled at "The Bungalow" A5, Hinckley, which he has occupied for the past 7 years.

James lost his father when he was still a young boy, and it was necessary for him to help his mother with the Rag and Bone business that father had developed in the locality. Nan was brought up by her parents in a true Romany caravan at Swannington, near Coalville. James' grandparents were true travelling people who had journeyed across most of England and had never settled in one place for very long.

James wishes to provide his daughter with a chance to settle down and for her children to be able to attend a local school. He had previously been looking for a site upon which to put a mobile home, without success. This land became available 18 months ago, and James intended to apply for a traveller's mobile home to be sited on the land, but after consulting with the local Ward Member, it was clear that this was considered to be unacceptable in visual terms.

However, James was encouraged to consider making an application for a detached dwelling, that would be much more in keeping with its' immediate neighbours to either side, and the surrounding semi-rural area. Hence this application, where it is appreciated that a dwelling might not be considered suitable in pure residential terms, and therefore it is proposed that the occupation of any permitted dwelling on this site, should be restricted to a Travelling family.

Design

The design of the scheme will be informed by the physical, social and economic factors involved, together with relevant policies and other community objectives, but above all, will be informed by the scale and appearance of the adjacent dwellings, especially "Windy Nook".

ACCESS COMPONENT

Access including Public Transport

Vehicle access from and to the public highway will be via a private drive onto Kirkby Lane, at a point which is within the village 30mph speed restriction zone. Adequate pedestrian visibility splays can be provided and the road is straight at this point.

Kirkby Lane leads to Main Street Peckleton to the east, and to Peckleton Road, Kikby Mallory, to the west. Both villages are within half-a mile of the site.

Adequate turning space within the proposed development will be provided for all private vehicles, and two parking spaces can be provided within the site.



A. STATHAM – Agent for Applicant