

SDP Architecture

Design and Access Statement

07.11.2023

Construction of New House, Roseway, Stoke Golding. CV13 6HQ

INTRODUCTION

1. The Town & Country Planning (Development Management Procedure)(England) Order 2015, requires certain types of application for planning permission to be accompanied by a Design and Access Statement. This statement has been prepared in line with relevant national guidance. It conforms to the advice set out in national guidance, and has been prepared in accordance with best practice guidance on the preparation of such statements. Regard has also been paid to the development plan and national planning policy guidance, and in particular the Stoke Golding Local Plan (Parts 1 and 2), the National Planning Policy Framework and the National Design Guide.
2. The statement comprises the following main elements;-
Firstly, a description of the proposed development and its location

Secondly, the Site Appraisal section examines the physical context. The design solution for the site has been based upon a full and thorough understanding of the site and the surrounding area. Site appraisal forms a fundamental part of the evaluation process.

Thirdly, the Planning Considerations section considers the planning issues arising from the proposed development with particular regard to development plan policies.

The Design Component sets out the design principles and concepts that have been applied to the proposed development. It describes how the physical characteristics of the scheme have been informed by robust site appraisal, assessment and evaluation. The resulting design principles that emerge from that appraisal process are considered under the headings of Use, Amount, Layout, Scale, Landscaping, and Appearance.

The Access Component explains the approach that has been adopted in relation to accessibility.

Finally, the Conclusions section outlines how the proposed development conforms to good design principles.

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PROPOSED DEVELOPMENT

The application, which is a full planning application proposes the erection of a dwelling situated on Roseway, Stoke Golding CV13 6HQ on vacant land between an existing mixture of bungalows and 2 storey mainly brick built houses and the new Cora development of housing.

To the north east of these properties are the new Cora residential properties, to the North West is open farmland, to the south west, is the existing residential development of Roseway and finally to the South East is the extended Roseway to the new development and existing houses on Roseway.

This application is for the construction of a 4 bedroom detached brick built house and an attached 1 bedroom annex for a bed-ridden relative, all under a tiled roof. There will be a detached 2 car garage to the side of the new house.

A new vehicular access will be created to Roseway, access having been granted under an Easement Agreement with Cora – copy plan attached.

Having regard to the location of the site and its relationship with surrounding development, any site development in our view should conform to the following;

Be appropriately sited. Due consideration should be given to the relationship of any dwellings to existing adjoining dwellings. Appropriate dwelling relationships should be created with adequate separation distances.

Be appropriately scaled and designed. Any development should seek to complement existing development. Dwellings should not exceed two storeys in height. The site is considered to be suitable for one large property'. The mixed character of buildings in the locality would suggest that there is some flexibility in terms of a design response. However, it is clearly desirable that materials draw from and reflect the local palette of materials; for example brick and plain tiles.

Be suitably accessed. The proposed private drive is considered suitable to accommodate one dwelling. Suitable provision should be made for parking and vehicle turning within the site.

Be suitably screened and landscaped. Suitable screening to the site should be maintained and where appropriate enhanced. Any detailed scheme of landscaping should be accompanied by detailed landscaping proposals.

Have due regard to neighbouring dwellings. Dwelling design should ensure that the development does not give rise to unacceptable overlooking or privacy loss to neighbouring properties; notably the dwellings to the north-west and south-west. Appropriate separation distances

The particulars of the application are considered in further detail within this Statement

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HISTORY OF THE SITE

There have been 3 previous planning applications for a new house on this site, the latest with ref no. 21/01442/FUL which was refused on the 31st Aug. 2023.

There appears to be a contentious site boundary to the South West with No.77.

However, this submission is based on the Land Registry documentation of the site boundary position which the planning department must assume as the legal boundary. However, the new house has been situated within the contested new boundary so whatever the outcome of any potential legal contest over the boundary position, does not affect this planning application.

It is not a case for the planning department to adjudicate on this dispute and it should not form any part of the consideration of this application.

As part of the Cora development to the North East of the site, an Easement Agreement was ratified to allow vehicular access from Roseway to my client's site. -Copy plan enclosed.

21/01442/FUL REFUSAL

The refusal was based on the house being out of scale and size with the neighbouring properties.

I believe that this application considers the refusal reasons and the redesign considers the size and scale as detailed below

1. **Size-** the new application has a house street frontage to Roseway of 11.75m plus the garage
2. No. 77 has an approx.. frontage of 11.7m exc. Garages
3. No. 73 has an approx.. frontage of 12,1m
4. No.67 has an approx.. frontage of 12,40m
5. No 36 has an approx..frontage of 15.30m
6. The new houses on the development have varying widths inc some at 11.89m

I would therefore contest that the size of the proposed house is within the context of the surrounding houses being a mix of bungalows and 2 storey dwellings.

7. **Scale** – the new application has a maximum roof height of 7.550m
8. No. 77 has an approx. height of 7.3m – this height is consistent with a number of the 2 storey houses
9. The new development have rooflines of approx. 8m

I would therefore contend that the size of the proposed house is within the context of the surrounding 2 Storey Houses .

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DESIGN

The house has been carefully designed to blend in with the neighbouring existing and new dwellings on Roseway. It has been aligned to continue a similar plot alignment to Roseway as similar properties in the local. Particular care has been taken not to overshadow No.77 or for it's right to light and privacy. The house has been designed to incorporate the needs of a growing family with the addition of a ground floor bedroom and en-suite annex for a bed-ridden elderly relative who requires care from both the family and carers who visit on a daily basis. This annex has been designed to be wheelchair accessible with space around the bed for medical equipment and carers to attend their patient.

The house would be constructed out of brickwork under a plain grey tiled roof with Heritage square sash white windows and a composite door. All heights have been carefully analysed to surrounding houses and similar proportions have been undertaken. The roof is slightly higher given to recommendations on roof slopes since the houses on Roseway were first built.

Sustainability is a key component of the design philosophy for this house. High levels of insulation will be installed in the floors/walls and roof with insulation applied between the ground and first floors. The windows and doors will be A* rated. An ASHP will be installed to provide heating via underfloor pipework to both floors and hot water which will be continually circulated around the house to prevent water wastage.

A rainwater harvesting tank will be installed to collect rainwater to be used within the garden.

Solar panels are being investigated to provide electricity and stored in a battery pack located within the garage. The panels will be installed on the garage roof.

An electrical point will be installed on the outside of the garage for charging electric vehicles.

Right of Light and Privacy

The house has been positioned as to not affect the nearest neighbour at No.77 Roseway both in terms of Privacy and right of light.

There are no other nearby properties affected by this proposed development.

Conclusion

The appraisal process has identified a clear and justified design and access solution for the site. This has been based upon a thorough appraisal of the site and the surrounding area. It has drawn upon the physical context of the site and its surroundings.

Having regard to the location of the site within the built-up area of Roseway and the prevailing character of that area, the following design parameters have shaped the development proposals in this case;

Be appropriately sited. Due consideration should be given to the relationship of any dwellings to existing adjoining dwellings. Appropriate dwelling relationships should be created with adequate separation distances.

Be appropriately scaled and designed. Any development should seek to complement existing development. The site is considered to be suitable for one large property. The mixed character of buildings in the locality would suggest that there is some flexibility in terms of a design response. However, it is clearly desirable that materials draw from and reflect the local palette of materials; for example, red brick and plain slate effect tiles.

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Be suitably accessed. The proposed private drive is considered suitable to accommodate one dwelling. Suitable provision has been made for parking and vehicle turning within the site.

Be suitably screened and landscaped. Suitable screening to the site should be maintained and where appropriate enhanced. Any detailed scheme of landscaping will be accompanied by detailed landscaping proposals.

Have due regard to neighbouring dwellings. Dwelling design should ensure that the development does not give rise to unacceptable overlooking or privacy loss to neighbouring properties; notably the dwelling to the south-west. Appropriate separation distances have been considered and enacted.

The proposed development conforms to these considerations, and demonstrably complies with development plan policies. Accordingly, we can identify no barrier to a grant of planning permission in this case.

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