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RECEIVED 04 JUL 2008

Design & Access Statement incorporating Tree Survey Details & Biodiversity (Ecology) Report

Proposed Outline Residential Development, land adjacent to 'Broomcroft' Bradgate Hill Leicester LE6 0FA

This Design Statement is submitted in support of the Outline Planning Application for one new detached dwelling on land adjacent to 'Broomcroft' Bradgate Hill Leicester. LE6 0FA. Planning Portal reference PP-00440562. Local Authority reference 08/00463/OUT.

1.0 Context Appraisal

1.1 **Assessment**:- The site is currently used as the garden to the existing property 'Broomcroft', The site is relatively flat and laid to lawn with many established trees within and around the perimeter of the site. There is a large freestanding garage along the boundary line to the north-west with 'Silver Birches'. The pattern of development has been determined to respect the linear pattern of development created along the northern side of the A50 by the well established properties. The properties immediately surrounding the site are characterised by their size and individuality. To both north and south, the properties are exclusively detached in nature. Beyond the existing boundary hedges are open fields.

1.2 **Relevant Planning Policies:-** It is believed that the site is not specifically identified within the Local Plan as potential development land. However, in line with Policy 2.11.1, it is considered that this site constitutes an *'opportunity...for a range of residential development proposals'*. It is strongly argued that the site forms a defined 'settlement' as defined in Policy 2.13.3 as there is a clearly defined pattern of development within the immediate area surrounding the site and this proposal is to erect a new dwelling within those established boundaries. Policy 5.6.4 states that *'The siting of any new building in the countryside is important in view of the visual impact it can have in the landscape. Wherever possible new buildings should be located close to existing buildings or landscape features. Where a new building will be visually prominent in the landscape, screening will be a planning requirement'* It is strongly argued that this proposal takes on board all of the ideals mentioned above as the intention is to retain all of the existing screening which surrounds the development site and that the position of the new property is in an area of land between two existing well established properties. It is further argued that the proposed development will accord with the ideals of paragraph v of Policy 5.6.5 as the potential increase in traffic numbers will not *'exceed the capacity of the highway network or impair road safety.'* We are happy to hold discussions with Leicestershire County Council's Highways Department in order to achieve a suitable result for all parties.

Attention has also been paid to guidelines published in The National Forest (2004-14) relating to the provision of planting and landscaping on new development sites.

There are no reserved matters included for approval now,. All matters including external appearance and landscaping will all be considered on a Full Planning Application if the principles of development of this site are found to be acceptable at Outline stage.

1.3 **Involvement**:-This is a private development but we are happy to hold discussions with relevant statutory bodies, ie. Highways Officers etc... We have held preliminary discussions with both Leicestershire County Council's Arboricultural officers regarding the protection of the trees on the site and also with Staff from Leicestershire County Council's Environmental Resources Centre.

1.4 **Evaluation** – It is considered that the proposal constitutes a development within the pattern of local established development. The choice of a large detached dwelling is in keeping with the generic type and form of all of the surrounding properties. It is further considered that by creating an 'in and out' arrangement for vehicular access to both this new development and the existing property, that issues of safety relating to access and egress onto a major road from a single small driveway have been addressed and improved.

1.5 **Design** – The proposed scheme has resulted from careful analysis of the existing site and the surrounding properties, many of which are large in footprint. Particular attention was paid to existing features and siting of the dwelling to avoid overlooking. Policy regarding length of back gardens and distances away from adjoining properties had a significant influence on design.

2.0 Design Component

2.1 **Amount & Use**:- Outline application for one detached dwelling – floor space to be determined at full plan stage for residential usage (family housing).

2.2 **Layout** - siting of the building has been determined by the need to avoid existing trees and provide a continuous and homogenous line of development along Bradgate Hill. On the opposite side of the road, Planning Permission was recently granted for a new detached property between two existing dwellings which we consider sets a precedent for his proposal.

2.3 **Scale** - bears strong relationship to the surrounding properties. The scale parameters are upper limit of height will be 5 metres to eaves and 9 metres to the ridge. Width and Length of the proposed dwelling is as indicated on the accompanying proposed site plans.

2.4 **Landscaping & Appearance** - private open space around access road. Majority of area is private garden. Trees replaced, garden boarder will be planted and lawns re-laid, hard landscaped areas using brick paviers and tarmac driveways and pleasant and unified landscaped areas created. Some private security lighting. Domestic scale architecture respectful of its neighbours. Walls predominantly brickwork and roofs tiled to match surrounding dwellings. Windows and doors domestic in scale.

3.0 Access

3.1 **Physical links** – the site is well serviced by Public Transport.

3.2 **Inclusion** - The site is flat and level and the proposed new house will conform to Part M of the Building Regulations concerning disabled access.

4.0 Others

4.1 **Energy efficiency** – the properties will conform to the requirements of the Building Regulations and where possible follow eco homes standards. Although this proposal is for Outline only, we would envisage that any new dwelling would make use a sustainable water recovery/recycling system for the grey water.

4.2 **Crime prevention measures** – secured by design considerations will be undertaken.

4.2 **Pollution and ecology** – This small residential development will be green and pollution free and will strive not to alter the ecological balance of the site.

5.0 Listed Buildings

5.1 There are no listed buildings or conservation area considerations associated with this site.

6.0 Tree Survey

6.1 There are five trees located within the boundaries of 'Broomcroft' which are protected by Tree Preservation Orders. This order was put in place in November 1991 (ref:-0801/09b/11). The trees have been identified and noted onto the drawings in line with the descriptions listed within the first schedule of the preservation order. T1 Sycamore, T2 Sycamore, T3 Willow, T4 Oak and T5 Horse Chestnut. All of these trees have been recently inspected by the Clients Agents and by the Local Planning Authorities Enforcement Officer. They all appear to be in good condition and do not show any signs of disease or recent damage. All have good canopy shape with regular limb displacement around the trunks. The only exception to this is T4 which is located along the boundary of the site adjacent to the road which appears to have a single branch at low level that detracts from the overall canopy shape. Details of the trunk diameters and suggested root protection areas have been added to the drawings accompanying this Outline Planning Application. The root protection areas have been calculated using a 'rule of thumb' of 12xthe trunk diameter. Although this application is for outline only, we are happy to agree that should any construction work be commenced (following any detailed planning application) that the Client/developer shall erect fencing around all of the trees to be retained on site in accordance with British Standard 5837 (1991) 'Trees In Relation To Construction'. This fencing shall be in place prior to any works commencing on the site and shall be retained until such time as the Local Planning Authority shall deem the construction works over. Photographs of the trees are included in the Appendix at the end of this appraisal.

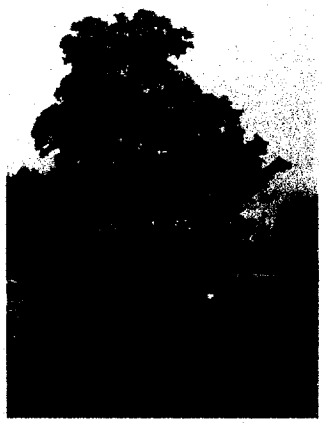
7.0 Biodiversity (Ecology) Report

7.1 The site is currently a domestic garden for the existing property known as 'Broomcroft'. There appear to be no protected species of either flora or fauna located within the boundaries of the property. Consultation with Leicestershire County Council's Environmental Resources Centre has identified that 'Bats and badger have been recorded within 100 meters of Broomcroft'. However informal discussions with members of staff at the Centre have led us to the conclusion that neither species have been located either on the site or in the adjacent garden at Silver Birches. It is proposed to demolish the existing single storey garage structure that occupies part of the site. An examination of this structure has not provided any evidence of either roosting bats or nesting birds. The area to the north and east of Broomcroft has previously been evaluated as being of Parish level ecological significance. This open farmland is currently used as grazing for animals, at the time of writing the land was occupied by Cattle. This area is outside the ownership of our Client, however it is proposed that during any construction work the farmland area shall be securely fenced off from the site to prevent items blowing over the boundary and harming either the landscape or animals. There will be no access onto this land for anybody related to the proposed new dwelling. If a grey water recycling scheme is included in any subsequent Full Planning application, this will be situated to the front of the proposed new dwelling and adequately protected to prevent any overspill from damaging either the surrounding garden or the farm land to the rear. As identified in section 6.0, there are five trees on the site covered by Tree Preservation Orders. It is our intention that all of these trees shall be retained. The proposed new driveway has been repositioned from that previously indicated to avoid T4 and its root protection area. Similarly the proposed new dwelling has been repositioned to move it away from the root protection areas of trees T1 & T2. Trees T3 and T5 are outside any of the areas of influence of any works likely to arise from this Planning Application. There are several other trees located within the site boundaries, it is not envisaged that any of these shall be affected by the proposed locations of either the driveway or the dwelling. The land through which the driveway will pass is currently lawn and regularly maintained. Along the North Western site boundary with the adjacent 'Silver Birches' is a herbaceous border which is slightly unkempt in appearance. This area contains no significant plants or shrubs. During the visit of the Clients representative,

many different birds were noted, however these all appeared to be common garden birds (Blackbirds, Sparrows etc..) There was no evidence of any unusual or protected species of bird either living within or visiting the site. We are happy to suggest that at Full Planning stage, the design of the proposed dwelling should incorporate elements that may positively encourage different species of nesting birds. An example of this could be overhanging exposed eaves to encourage Swallows or Swifts. At the time of the visit, the area of the site proposed for the detached dwelling was covered by a significant amount of building material. This included piles of bricks and blocks and large amounts of soil which had been piled into large heaps (included in the Appendix). Aerial photographs of the site indicate that this area was previously lawned in the same manner as the area to the front of the site. It is anticipated that following any construction works in relation to this application, that this lawn shall be re-established. There is no hedging to the Northern field boundary, only a post and rail timber fence. There is one semi-mature Oak tree located adjacent to the boundary, it is intended that this tree shall be retained. There are no ponds or other areas of standing water located on the site.

Malcolm A. Goodall. Dip Arch, RIBA.

Apendix



Trees T1 & T2



Tree T3



Tree T4 & Lawn



Soil Piles & Trees T1 & T2