



Photo 8 – Rear of garden building No.84



Photo 9 – Vehicular access / right of way leading from Old Farm Drive



Photo 10 – Vehicular access and unkempt right of way beyond No.84



Photo 11 – Vehicular access / right of way leading off Old Farm Drive



Photo 12 – Existing gated access leading to application site.

4.0 Design and Layout

Whilst this application seeks to secure outline planning permission with all matters reserved, the following design objectives are to be observed within the proposals for the development.

1. Plot width to reflect the smaller style units within Old Farm Drive.
2. 2 storey unit profile proposed with massing to compliment adjacent dwellings.
3. The overall built form, material palette to follow in sympathy to existing adjacent new build development.
4. Provision of off road parking included within the site boundary accessed via existing pavement crossover.

5. Amenity space provided via back gardens complete with rear / side access leading from parking area.
6. Siting of dwellings positioned to reflect adjacent dwelling orientation to maintain privacy.

5.0 Access

Access to the proposed development is afforded via an established existing right of way off Old Farm Drive, giving easy access for both vehicles and pedestrians out to the local amenities of Marston Green. Nearby public transport facilities exist within walking distance together with the main line train station of Martson Green, affording good access to the local shops, the wider area and beyond.

The proposed development incorporates off street parking, together with dedicated pedestrian access to the rear of the property. Whilst parking provisions are proposed, future occupants can also benefit from excellent connectivity via local cycle routes and public rights of way that exist to the north beyond the Kier Site.

The dwellings are intended to be designed to include provisions of level thresholds to the principal entrance together with wc accommodation at ground floor entrance level. All access provisions to be made in line with part M of the building regulations.

6.0 Conclusions

Following various assessments' and site appraisals the proposed development has been carefully brought forward to provide 2no. 2 bed semi-detached dwellings, which are considered to be in context with its surroundings. In general it is considered that the proposal will provide suitable affordable housing to serve the local community.