



# EVANS & CRAWLEY

Development Control  
Stevenage Borough Council

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14 January 2021

## DESIGN & ACCESS & PLANNING STATEMENT

**Ground Floor  
18 Julians Road  
Stevenage  
Hertfordshire  
SG1 3ET**

### 1. General & process

This combined planning statement & design and access statement has been prepared to explain the rationale and background behind the submission of this planning application. The application is for planning permission for the change of use of the ground floor physiotherapy clinic to a two bedroom residential flat.

The site is located within the conservation area, which at the eastern part of Julians Road, comprises mostly Victorian two & three storey detached & semi detached houses. 18 Julians Road was formerly a single residential unit but was split into ground floor commercial use and an upper floor flat in the 1980's when the physiotherapy clinic was established.

The proposed change of use reverts the building back to residential. It is therefore assumed that the proposal will contribute effectively to the need for additional housing in the area. The nature and character of the existing building is retained by the proposals.

The proposals are considered as and is considered as sustainable development, representing a good design resulting in the following:

- Provision of a spacious residential unit, being larger than the minimum current size standards.
- A two bedroom unit for private residential accommodation
- In keeping with the existing dwelling in terms of appearance and materials.
- Within the existing footprint
- Allows for adequate off street parking (two spaces)
- Rear access to the garden of the new units
- Is not overbearing on the adjacent property.
- The plot can support the additional residential dwelling
- Good amenity space

As mentioned above, the physiotherapy clinic was formed in 1984 at 18 Julians Road. The result of COVID and the government restrictions has severely damaged the clinics current ability to survive with current numbers at 5% pre COVID hence the need to downsize the

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clinic to the garden (under a separate application) and supplement lost income from the conversion of the existing clinic to a two bedroom apartment. It is therefore hoped to keep on the current two employees which will lose their jobs if the current situation remains.

It is therefore proposed to change the use of the ground floor into a single residential unit. The clinic will continue and an application to construct a timber outbuilding within the garden will be submitted under a separate application.

## **2. Use**

A residential unit. The use of the upper floor flat is to be retained.

## **3. Amount & layout**

No increase in footprint is proposed by the change of use application. At the front of the site there is adequate provision for two off road carparking spaces (as currently used by the clinic)

The proposed new dwellings do not amount to over development of the site and is reverting to the former use of the building.

The site already has mains electricity, gas & water supplies and the foul sewer is located within the front drive. No new connections to the drainage are proposed

The general layout of the new flat is as follows:

Ground floor -

- Open plan living area & kitchen
- Hall
- Bathroom
- Two bedrooms
- Adequate cupboard space

## **4. Landscaping**

The enclosed site plan, shows the addition of bin storage

Bin store – the housing for the refuse & recycling will be as the photograph below and positioned as the plan. This housing allows for 4 x 180 litre bins



## **5. Appearance**

The external appearance of the dwelling will not be altered by the change of use

## **6. Access**

The existing access to the site is retained. Currently there is adequate parking for six cars

## **7. Contamination and flooding**

Contamination – the site is not thought to be contaminated.

Flooding - the Environment Agency Flood Map for Planning (Rivers and Seas) does not indicate that the site is at any risk of flooding. Is not proposed to increase the level of hard standing on the site and it is not considered that there will be any impact on potential flooding risks from the proposal.

## **8. Planning statement**

It is considered that the proposal is acceptable for the following reasons:

The proposed design and layout accords with the principles of development established within the Local Plan policy and ensures appropriate consideration is given to the site's location

The design and layout proposed is in an attractive form that is directly reflective of the scale and character of development in the locality and the adjoining buildings.

The proposal will not harm the amenities of adjoining residents

The new dwelling will provide sufficient parking and amenity space to ensure that good residential amenity is provided for the new unit, in accordance with the adopted standards.

The proposed development accords with the relevant standards and policies as set out in the development plan.

### **Relevant Planning History –**

Permission granted in March 1984 under ref 2/72/84 for change of ground floor from residential to physiotherapy clinic, first floor flat, vehicle parking and turning facilities

Permission granted in January 1989 under ref 2/0570/88 for two storey rear extension.

### **Policy Context**

The documents to be referred to are:

National Planning Policy Framework (February 2019)

The Local Plan

### **NPPF (February 2019)**

This supersedes the Core Strategy and Dacorum Borough Local Plan where the Local Plan policies are inconsistent with national policy.

The purposes of planning is to contribute to the achievement of sustainable development and approving schemes that comply with the Development Plan. Section 5 requires local authorities to boost the supply of housing with the importance of small sized sites in meeting these requirements. There is also a strong presumption to promote residential development in order to address the need for additional housing within the borough (CS17).

These proposals appear to meet the criteria of infill development, good sympathetic design and make effective use of land.

### **Local Plan**

Policy 18 – makes provision for the accommodation of small households, the floor area of individual buildings to comply with the floor space standards and the density and character of development that is suitable in the area.

Appendix 3 – the proposed garden is more than adequate to meet the minimum standard

Appendix 5 – car parking proposals met the minimum number of spaces required for flats

#### Amenity Space

The private rear amenity space is adequate. There is ample green space within the vicinity for the occupants to enjoy

#### Trees

There are no trees of any note within the proposed site.

#### **Photographs**

**xxxx**



Side elevation



Front elevation



Rear elevation

**END**