

Design & Access Statement



**Proposed Dwelling to the South
of
Treeside, Durrant Lane, Northam, Devon, EX39 2RL.**

April 2021

Design & Access Statement:

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This Design and Access Statement is provided in accordance with Statutory Instrument 1062 : The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006.

Introduction:

This statement supports the full planning application for a proposed dwelling with integral garage at the above. The statement describes and explains the nature and extent of the proposal and how it responds to the local environment, design and inclusive access for all persons.

Description of the Site, Location and Context.

The site is located on the residential area of Northam known as Durrant Lane and currently forms part of the gardens to Treeside.

The existing buildings to this area are generally of medium to large detached houses and bungalows built from Victorian times onwards with the latest being only recently approved and constructed (2019) all of which are of varying designs and styles. Durrant Lane also provides access to two hotels.

Durrant Lane has been subject to a lot of development in the recent past the majority of which has been the development of additional houses and bungalows in the grounds of existing dwellings similar to this application.

The application site is set down from Durrant Lane and the existing bungalow known as Treeside and is accessed via an existing drive. The application site currently forms part of a large disturbed /lawned garden area which is has close boarded fencing on three sides along with evergreen trees on the southern boundary with the properties to Goodwood Park.

The existing bungalow is of brick and painted render walls under brown concrete interlocking tiles, white plastic windows and doors. The neighbouring house to the East is of rendered painted walls with a slate roof with a solar array. The houses to the south in Goodwood Park are a combination of brick and painted rendered walls under concrete interlocking tiles.

Policy.

Principle of Development.

The application site lies within the identified Development Boundary of Northam and Bideford as contained within Policy ST06 the adopted North Devon and Torridge Local Plan 2011-203. Policy ST06 supports sustainable housing within identified development boundaries to meet its housing and economic needs. Currently

Character & Design.

Policy DM04 states that development proposals should adhere to standards of good design. The Policy also states that good design seeks to guide overall scale, density, massing, height, landscape, layout, materials, access and appearance of any new developments.

The proposal originally was for two dwellings but after a pre-application enquiry response (Ref.No. FPE/0116/2019) it was decided to reduce this to just one. It is felt that the proposal of just one chalet style bungalow and its design including the external appearance and landscaping is in context with the site and surrounds and accords with policy DMO4 Design Principles.

Impact on amenity.

Policy DM01/04 states that any development should not adversely harm the amenities of the neighbouring properties.

The design of the proposal has taken into account the amenities of the neighbours and it is felt that due to the design and location of windows and doors along with the distances between boundaries, high close boarded fencing and existing evergreen trees on the southern boundary will protect the amenities of the adjoining neighbours.

Highways / parking.

Policy DM05 & DM06 states that development proposals will be expected to provide safe and well-designed vehicular access and parking facilities.

The application proposes the existing access to Teesside from Durrant Lane can be easily adapted to allow for a separate vehicular and pedestrian access to the proposed site. It can be seen on site there is already a tarmacked turning area to this area which will become the new drive to the proposed dwelling.

There will be sufficient parking and turning retained for Treeside and provided to the proposed dwelling.

Trees / Landscaping.

It is not proposed to remove any of the existing trees and the proposed landscaping will take the form of lawned areas around the proposed dwelling.

Pre-Application Consultation.

A pre-application consultation for the construction of two chalet style bungalows was undertaken with the Planning Department at Torridge District Council with a response received on 31st May 2019. Ref. no. FPE/0116/2019 from Ryan Stepple - Torridge District Council Planning Officer.

In his conclusion for the construction of two dwellings he stated “ there is general support for the provision of a residential dwelling, however some consideration will need to be had to the amenity / character in the local area.”

A full copy of the response can be made available if required.

Use.

Currently the site is an unused garden forming part of the property known as Treeside.

This application seeks approval for an unrestricted residential dwelling falling within Use Class C3 of the schedule to The Town and Country Planning (uses classes) Order 1987 as amended.

Layout.

The layout of the proposed chalet style bungalow has been mainly dictated by the space available but has also taken into consideration the layout of host dwelling and other neighboring dwellings and client requirements. The proposed dwelling is served by a private drive with parking and turning.

Scale.

The form, shape and height of the proposal has taken into account that of the surrounding residential developments which consist mainly of houses and bungalows

Appearance.

The design of the dwelling has been developed to create a simple contemporary chalet style bungalow that will sit well within the site and surroundings. The proposed design uses a combination of brick and render wall finishes with a dark grey slate covering to the roof which is common to this area.

Landscaping.

The landscaping of the site is already well established to the boundaries and will be enhance and bolstered. It is proposed to provide flower and shrub beds along with lawned areas to the front and rear. The new drive will be constructed from permeable block pavers. See proposed landscaping scheme

Flood Risk Assessment.

The site is located within Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). There is no requirement for a flood risk assessment to be carried out for this site.

All surface water will be directed to soakaways, with the foul drainage connecting to the existing mains system located in the adjoining road via a suitable pump.

The site does not lie in a Critical Drainage Area.

Access.

The principle vehicular and pedestrian access to the development is from the existing access onto Durrant Lane serving Teesside. This will be modified and extended to serve the new dwelling.

There is sufficient amount of space for abled and disabled parking on site with two parking spaces and a double garage. Vehicles will be able to enter and leave the site using the existing access onto the highway and in forward gear due to turning being provided on site.

The site is well located for sustainable transport being located within walking distance of the main bus route between Bideford, Northam and beyond.

The access design philosophy for this building is to maximise equal opportunities and access to all and will incorporate a range of features that will mitigate or where possible remove physical barriers to access within the limits of the Building Regulations. The sources of advice and guidance we have used during the design of this project have been: Approved document Part M of the Building Regulations, the Disability Discrimination Act 1995 and BS 8300 and the DCLG publication Planning And Access for Disabled People : A Good Practice and will be covered in detailed at the Building Regulation stage.

Sustainability

The proposed works will use locally sourced materials and labour where available. The latest thermal requirements of the Building Regulations will be implemented in this development to reduce the amount of CO2 emissions and to make them as ecologically friendly as possible and to ensure the maximum amount of money stays in the local economy. Bat boxes and Swallow terraces are proposed to the eaves. Please see landscaping details.

Conclusion.

It is felt that the proposal accords with the principles set out in the National Planning Policy Framework and the above noted Development Plan policies. The proposal has been designed not to adversely impact on the adjoining properties and the surrounds. The landscaping will increase the net biodiversity of the area and the proposal will add to the identified short fall in the Councils five year housing supply.

It is hoped that along with this design and access statement, the detailed planning application and supporting drawings and documents will provide sufficient assurances and confidence in the design for Torridge Council to support and approve this application.

SR Clements BSc (Hons).

5th April 2021

