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Front elevation facing Tower Road (no. 40 on the right)

PROPOSED NEW DWELLING AT 40 TOWER ROAD, HILGAY PLANNING STATEMENT

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Issue 2 Planning

Associated Documents & Drawings
10, 11A and Location plan

1.0 Introduction

This project is to construct a semi detached dwelling in the grounds of an existing semi detached property to form a terrace of three houses

2.0 Setting & Context

The property is semi detached and occupies a corner plot. The area is a mix of detached, semidetached houses. As this is a corner plot the property has a generous sized garden.



East elevation viewed from Forester's Avenue showing the existing vehicle access

3.0 Existing Building & Site

The existing property is part of a semidetached pair of houses. The house sits on a corner plot and has a large garden to the east. There is a single parking space at the east end of the plot. The existing house has a single storey side wing which will be demolished as part of this application.

4.0 Proposals

The proposal is to split the site and demolish the single storey side wing of the existing building. Construction of a new three-bedroom semi detached house will take place on the land to the east of the existing property. Both the existing and new houses will be provided with 2 no. off-road parking spaces. The existing housing in the area has little off road parking.

4.1 Justification & Mitigation

The aim of the project is to provide much-needed housing and maximise the land use in the area. The development would not have an adverse impact on the character of the area, nor any of the neighbouring properties.

4.2 Appearance

The new dwelling will copy the form and style of the existing pair of semi detached houses on the site.

4.3 Use

A single family dwelling

4.4 Scale, Amount & Layout

The new property will be situated beside the existing, to continue the established row of houses. The new house will provide three bedrooms with an internal floor area of 87m². The existing single storey element to be demolished is 17.5m² giving a net increase in floor area of 69.5m². The site area for the new dwelling is 226m².

4.5 Materials

Rendered walls, tiled roof and UPVC windows and doors to match the existing house.

4.6 Access

A dropped kerb will be formed to access the parking spaces for both no. 40 and the proposed dwelling. The existing and proposed houses will have 2 no. parking spaces, 1 of which will meet disabled parking standards. There is adequate public transport in the area so that a vehicle is not a necessity. The property will be provided with a level access throughout the ground floor.

4.7 Landscaping

Brick paving to drive and paths, all other areas laid to grass

4.8 Consultation

Pre app ref: 20/00146/PREAPP

The pre app confirmed that the site was within an area where residential development should take place. This pre app was for a detached dwelling and concern was raised over the impact on the property to the north. As the application is now for a semi detached dwelling the property is moved further away from the neighbour. The separation is now 6.8m which is in keeping with other houses in the area. Highways objected to the proposal which did not have any parking, in response to this the existing and proposed houses have 2 no. off road parking spaces each in addition to the existing off road space.

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