

## **Design and Access Statement for a Proposed New Detached dwelling and Garage to the North of Street View, Main Street, Asselby DN14 7HE.**

### **Introduction and Proposal:**

The above site forms part of the garden to Street View, Asselby which is served off the Main Street which is the main road through Asselby.

The site is owned by Mr. D. Smith whom is also looking to purchase a parcel of land to the north west of the existing plot to accommodate the detached garage.

The enclosed application is for the erection of a detached dwelling and garage to be served off main street to the east of the proposed site..

### **Amount / Siting:**

It is proposed to erect the single new dwelling on the Northern part of the site with the orientation so that the house will be fronting the access / driveway (East). We believe that the property is sensitively located within the site and provides ample amenity space within the site for both the new and existing dwellings.

### **Social & Economic context:**

There will be no loss of existing uses and the property position provides more than adequate separation distances to ensure an acceptable standard of privacy. No jobs are expected to be created by the proposal and it would have little or no impact on the area to investors.

### **Neighbour Consultations:**

Planning applications of less than 10 dwellings are not considered in planning terms as a major application and therefore the applicant is not required to consult neighbours. Neighbours will however be consulted during the planning process. We therefore feel that any additional involvement of neighbours or community members on minor application such as this would not raise any issues that haven't already been addressed based on current planning legislation.

### **Scale / Design & External appearance:**

The application site falls adjacent to existing residential developments off Main Street, Asselby and the surrounding area is a mixture of architectural styles from late 19 century to modern with no dominant style. We feel that the proposed scheme is a modest size dwelling for the plot giving the impression of a more traditional style dwelling from the road side being the eastern aspect.

The dwelling has been designed to minimise any overlooking or over shadowing of surrounding properties. The dwelling will be conventionally constructed in brick, with slate (or similar) roof. It is a gabled dwelling, with brick dentil courses with uPVC double glazed windows.

### **Landscaping:**

The majority of the existing boundaries will remain unchanged and are well established. We believe this new development will readily integrate into the surrounding area.

### **Means of access:**

The proposal provides parking as indicated for up to 2 cars with enough turning area to allow the vehicles to turn on site and leave in the forward gear. The site lies within walking distance of all the amenities and facilities that Asselby has to offer and is within walking distance of the bus stop. As with all new dwellings the scheme will have adequate accessibility for disabled people to a standard required by the current building regulations. i.e. Hard surfaced drive, level access front door threshold, wheelchair accessible ground floor rooms etc.

**Policy background:**

From the East Riding Local Plan, it is clear that the application site falls within the development limits of Asselby village and we believe the site is not within a Conservation Area. It follows therefore that the proposal complies with the provisions of sustainable achievement of the Council's housing requirements. We feel satisfied that, by reason of scale, design, amenity, access, character and form of development, that the proposal is consistent with the relevant criteria of the following East Riding planning policies.

Joint Structure Plan; SP5 Development proposals should meet a high standard of design.

Boothferry Local Plan (ERYA) 1999;

DS1 Requirement for adequate parking associated with new development.

EN65 Foul and Surface water disposal

S47 High standard of layout & design

S51 Amenity Space about Dwellings.

NPPF National Planning Policy Framework (providing quality, good designed sustainable homes)

Climate Change mitigation measures.

The Climate Change supplement to PPS1 seeks to encourage such considerations as an integral part of the planning system.

The proposed dwelling will be built to a min. of code level 3 of the Code for Sustainable Homes meaning that it will incorporate current best practice. In terms of carbon emissions it is therefore likely to be 8% more efficient than current building regulations, and there would also be a reduction in water consumption when compared to requirements under current building regulations. The following points have been considered with regards to climate change

**-Re use:** The site forms part of a large domestic garden, providing ample space for the proposed new & existing dwellings.

**-Renewable energy / energy generation / conservation:** A high level of insulation and the use of dense materials ensure that the property will retain heat for longer on cold days and remain cooler for longer on hot days resulting in the conserving energy resources and a reduction in the amount of CO2 produced by the dwelling.

**-Water:** The proposal will meet the current building regulation of 125 litres of water usage per person per day therefore conserving energy and water resources

**-Pollution & Flooding:** The majority of the site is within the environment agency's flood zone 1 and is therefore not at risk from flooding.

**-Comfort & Security:** The design ensures that the property is comfortable and provides a safe and secure environment for people to live and work.

**-Local Environments:** Asselby is a village with numerous amenities and is on a well-established public transport route which reduces the need for travel by car.

**-Waste:** The property will benefit from the councils waste recycling collections of glass, plastic, metal and paper, therefore reducing the overall amount of general waste and promoting sustainable waste behaviour

**-Sustainable Construction / Materials:** Materials will be locally sourced wherever possible promoting sustainable construction practice and Conserving energy, material resources.

**Conclusion:**

It is considered that this proposal involves an appropriate scale of development, the development complies with the relevant policies from the Local Plan. We believe that the application meets with all planning requirements and the proposed development will enhance the local Village and the application should be granted approval on this basis.