

Design and Access Statement

2no. Proposed New Dwellings at

Church Road, Alby

A-07.10.21

1. Introduction

- 1.1 The proposal consists of the erection of a pair of semi-detached houses, on the same building line as the existing adjacent properties with a similar footprint. This application is for outline planning permission and to establish and obtain the principle for planning permission, with all details to be approved under reserved matters. This application is a re-submission within 12 months of receipt of a decision notice.
- 1.2 This document is in support of the architectural drawings, documentation and outline planning application submitted to North Norfolk District Council.

2. The Site

- 2.1 The site lies off Town Green, Alby, to the north side of the road and to the west side of Church Road. There is vehicular access from the rear of the site. The existing building on site is of lightweight timber construction and is proposed to be demolished.
- 2.2 The site is relatively flat and is generally overgrown with grass and other vegetation.

- 2.3 The site is approximately 990m² in area.
- 2.4 There are some trees along the south and east boundaries, these will be retained. Refer to the submitted AIA.
- 2.5 There is 900mm high close boarded fencing to the southern boundary, facing Town Green, this follows around to the east boundary along Church Road for a short distance where an overgrown hedge then follows to the northern boundary. The northern boundary is undefined but is open to the rear track which provides shared access to the neighbouring properties. The west boundary between this site and No.12 is undefined by any fence or hedging.

3. Site History

- 3.1 There is little planning history for this site other than a withdrawn application, ref: PLA/19760065 Proposed erection of one dwelling and a pre-application enquiry ref: IB/17/1872 dated 22 November 2017 for the demolition of the former snooker hall building and erection of 2 detached dwellings.
- 3.2 However, application ref: PO/20/1927 dated 17 December 2020 was refused and this application is a resubmission with additional supporting documents dealing the points of refusal.

4. Access

- 4.1 New vehicular access and car parking arrangements are proposed. Both plots will share a new access proposed from Town Green. The principle of this arrangement was agreed with Stephen Coleman of Highways.
- 4.2 A separate paved bin storage area will be provided to each dwelling to facilitate the collection of refuse via black and green wheelie bins by the local authority.

5. Design

- 5.1 The design of the dwellings is not for consideration under this application, the principle of the erection of a pair of semi-detached dwellings is. The size and design of the dwellings will be subject to a Reserved Matters Application where all details will be provided for approval by NNDC planning department.
- 5.2 It is proposed that surface water be discharged to soakaways although water butts will be provided.
- 5.3 There is no mains foul water sewer in the main road, therefore individual mini sewage treatment plants are proposed for each dwelling.
- 5.4 Boundary treatment to the south and east will remain as existing with adjustment to the close boarded fencing to the front to allow for the new access and driveway. The existing hedge to the east will be retained and supplemented and reinforced with native species hedging. New 1.8m high close boarded fencing will be provided to the rear boundary and to the west boundary adjacent to No. 12.

6. Landscaping

- 6.1 Free draining surfacing will be provided to the driveways and parking areas with paving laid to the front doors, generally garden areas to be laid to grass with occasional shrubs/bedding plants. Paved patio areas will be provided to rear garden areas. All details to be agreed under reserved matters.
- 6.2 **Arboricultural Appraisal:** There are some trees along the south and east boundaries. It is proposed to retain these trees and protect them during the course of the works with a construction exclusion zone. Appropriate Heras fencing will be provided. Any access or parking provision within the root protection area of these trees will be dealt with using a no dig type of construction. Refer to site plan. Foundations near trees will be constructed in accordance with NHBC guidelines. For full details refer to the submitted Arboricultural Impact Assessment (AIA) provided by A T Coombes.
- 6.3 **Ecology Report:** Refer also to the submitted ecology report provided by Glaven Valley Ecology.

7. Sustainability

- 7.1 **Refuse and Waste Strategy**-An area is to be provided for recyclable and non-recyclable refuse, refer to site plan for positions of wheelie bins. For collection by the local authority.
- 7.2 One rainwater butt is to be provided to the rear of each property.
- 7.3 Water usage is to be limited to 125 litres per person per day by means of flow control fittings to taps, showers, WC's and maximum capacity to baths.
- 7.4 Low E glass and energy efficient double glazing to be provided to all doors and windows.
- 7.5 100% dedicated energy efficient light fittings to be provided.
- 7.6 A rated energy efficient white goods are to be installed.
- 7.7 Air Source Heat Pumps are proposed to be installed to each property. PV panels may be installed as required following the generation of the energy report at building regulation stage.
- 7.8 The house is to be built to building regulations standards that will be current at the time of construction and zero ozone depletion insulants will be utilised. Refer to the submitted sustainability report.

8. Conclusion

- 8.1 Considering the submitted outline planning application and the supporting documents therein, the principle of a suitable residential development is proposed with all design matters reserved for the submission of a Reserved Matters Application following the granting of Outline Planning Approval, we trust that the application will be recommended for approval.

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