

## **DESIGN & ACCESS STATEMENT**

**RE: PROPOSED DEMOLITION OF EXISTING DWELLING AND  
CONSTRUCTION OF NEW DWELLING AND GARAGING at 50 ECTON  
LANE, SYWELL.**

### **SITE**

The application site is a rectangular shape located on the western side of Ecton Lane, Sywell. The site currently accommodates a single storey dwelling located towards the frontage of the plot than the two adjacent properties. To the south, a recent development of two storey dwellings with garaging to the frontage have been approved and constructed. To the north (no 48) has recently been approved planning permission to erect a replacement two storey dwelling ref NW/21/00378/FUL.

### **USE**

The site currently is residential with a circa 1960's masonry under tiled roof bungalow. The bungalow is of little architectural merit and required modernisation.

As part of the application there is a detached garage / store which will also be demolished as part of the proposals.

### **AMOUNT**

It is intended to erect a detached two storey dwelling (with basement) together with a detached garage and outbuilding to rear.

It is also proposed to alter the existing access / wall to the frontage. The existing wall will be maintained as it forms a strong feature to the street. The alterations will be in line with current highways standards.

### **LAYOUT**

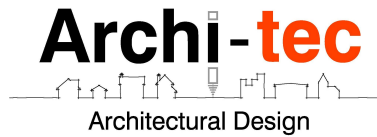
It is proposed to set the dwelling in line with those adjacent. Consideration has been given to the design and proposed layout. With primary windows facing to the front and rear elevations to avoid and impact to existing neighboring dwellings. Windows to the side elevations would be to ensuites / bathrooms and therefore be obscure glazed.

### **SCALE**

The scale of the proposed dwelling is similar to dwellings adjacent and locally the street. The proposed height of the dwelling has been demonstrated on the accompanying drawings / plans.

### **APPEARANCE**

**Archi-tec Architectural Design Ltd**  
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The appearance of the building is a direct relation to neighbouring dwellings and our clients preferred materials.

It is proposed to be constructed from Brick / render with tiled roof. All these materials are features of surrounding dwellings and generally deemed acceptable.

## **POLICIES**

### **Conformity with the development plan and material considerations**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise."

Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the NPPF.

Policy 8 of the JCS and the SPD on 'sustainable design' require new development to be of a high standard of design, respect and enhance the character of its surroundings, and not result in an unacceptable impact upon the amenities of neighbouring properties or the wider area; by reason of noise, loss of light or overlooking.

Policy 11 of the JCS allows for small scale development on suitable sites within villages, where this would not materially harm the character of the settlement and residential amenity, or exceed the capacity of local infrastructure and services.

This application proposes the knock down and rebuild of a dwelling as such the use of this site for residential purposes is established.

### **Design, layout and the effect on the character and appearance of the surrounding area**

JCS at policy 8 describes the principles of the development must take into account with regards to its effect on the character and appearance of an area. The policy is clear at part (d) (i) that development should respond to the sites immediate and wider context and local character, to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation. At part (d) (ii) the policy is also clear that development should respond to the local topography and the overall form, character and landscape setting of the settlement.

It is proposed to demolish the existing bungalow and detached garaging/store. The existing bungalow offers little in terms of architectural design. The proposals are of similar height and scale of neighbouring dwelling and that which is proposed to No 48 adjacent and will therefore not appear out of keeping with the character of the area. In terms of street scene the property proposed would have a similar ridge height and is set back within the plot matched the properties within the vicinity of the street.

### **Effect/impact on the living conditions of the neighbouring occupiers and the future occupiers of the development**

The JCS at policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers. The policy is clear that development should ensure quality of life and safer healthier communities by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The erection of a two storey dwelling on the approximate footprint of the existing dwelling is not considered to have a detrimental impact on neighbouring. The proposed scheme is considered to respect the layout and setting of neighbouring properties.

Policy 8 (e) (i) states development should protect the amenity:  
"Protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking."

As the proposed dwelling is set back in the plot similar to the adjacent dwellings the front elevation of the proposed dwelling would relate to the street scene. The two storey dwelling would be set approximately 4.5m from the northern side boundary and 1.75m from the southern side boundary.

Design Guidance states that first floor and two storey extensions should not project beyond a line taken at 45 degrees from the middle of the ground floor windows of habitable room. The proposed dwelling would not breach a 45 degree and therefore considered acceptable. The proposal is therefore considered to comply with policy 8 (e) (i) of the JCS which aims to ensure a good quality of life for future occupiers.

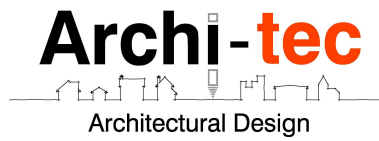
### **National space standards**

The JCS at Policy 30 (b) requires the internal floor area of new dwellings to meet the National Space Standards as a minimum. The submitted plans demonstrates that the proposal is able to achieve the nationally described space standards. The proposal is a large property and would be compliant with the technical housing standards and is not contrary to policy 30 (b) of the JCS.

### **Effect/Impact on highway safety in relation to the proposed access arrangement and parking provision**

JCS policy 8 gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. The policy is clear at part (b) (ii) that development should ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

It is proposed to modify / alter the existing access / crossover as part of the application. Although the proposal is to alter the existing wall, the alterations will be in



line and match the existing arrangement, and allow the entrance gates to be set nom 5.5m from the highway. Previous applications in the near vicinity of the site have been allowed to alter the access similar to that proposed.

May 2022