

FULL PLANNING APPLICATION
FOR THE
ERECTION OF ONE DWELLING

REVISED SCHEME

1 BRADY CLOSE
SANDFORD
DEVON. EX17 4LQ

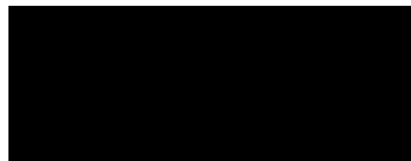


INFORMATION IN SUPPORT
OF THE APPLICATION

PLANNING STATEMENT

E JT

architectural surveyors



1.0 - Introduction

The applicants are applying to Mid Devon District Council for planning permission to develop a parcel of land within garden for a single dwelling at No. 1 Brady Close and all within the settlement of Sandford. The applicants provide a statement, Appendix A” to set out their particular housing requirements and how approval of their application will meet the needs of two local residents making a positive contribution to the local economy and adding to the local housing supply.

This planning statement to accompany the application is to set out information concerning the design and access principles for the proposed development. It supports the submission of a FULL planning application for the erection of ONE dwelling.

The application follows the granting of a Householder Application MDDC ref: 21/00615/HOUSE which approved the significant two-storey extension to No. 1 Brady Close.

2.0 –Site Description and Proposals

The site is located within the settlement limits of Sandford a village within Devon. The site accessed immediately from the highway over public footpath to an established parking area. The site is on a South facing slope and integral to an established development of similar properties comprising Brady Close.

The application site is level and extends in total to 175sq.m. (0.017ha.) and currently forms part of a garden to a private dwelling, 1 Brady Close, with housing development and public highway on all sides. The site is located within flood zone 1, the lowest category of flood risk

The application is accompanied by the following documents:

- Planning application drawings.
- Drg No. 1566.1 –01B –Location Plan
- Drg No. 1566.1 –02B - Existing Plan and Elevations.
- Drg No. 1566.1 –03B - Proposed Plan and Elevations
- Ecology Report.
- Wildlife Trigger List

3.0 –Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In effect, this establishes a presumption in favour of granting planning permission for developments which are in accordance with the development plan.

The policies of the Mid Devon and Government Guidance (NPPF) have been reviewed and this application made in the context of the policies contained in the above documents.

4.0 - Principles of development -

1 Brady Close lies within the defined Development Boundary of Sandford and part of a residential development, Brady Close. The application site lies within garden curtilage and within areas of previously developed land providing a sustainable location for the delivery of additional housing for the local housing market.

The proposals will result in a modest dwelling at the lower end of the property market.

5.0 Planning History. –

This application is a resubmission of application MDDC ref:22/00828/FULL which had been withdrawn following officer comments on loss of amenity to adjacent properties.

The Design has been amended to reduce the scale of the proposal and ensure that the submitted proposals will not overlook, overshadow, or lead to a loss of amenity to adjacent properties.

An extant approval MDDC ref: 21/00615/HOUSE approved the significant two-storey extension of No. 1 Brady Close and which can be implemented.

A review of the Council online planning register has not identified any other current planning applications for this site.

6.0 Access and Parking -

The site is to the edge of settlement with good links to the centre of the village and its location suited for cycles, scooters, pedestrians etc which can provide alternatives to the private car to access local services. The proposal is for a single dwelling accessed immediately off the public highway and to utilise the parking provision provided for the extension. The existing parking arrangements, to the South, for No. 1 Brady Close are to remain. The proposals will therefore not impact on the access nor reduce parking facilities for 1 Brady Close.

7.0 Impact on Character and Appearance.

New works in appearance are to emulate and use materials close to that of the properties in Brady Close.

8.0 Design and Impact on Residential Amenities. –

The design and fenestration configured so as not to impact on privacy, overlooking and shadowing and will not harm the amenities of neighbouring occupiers.

Dwellings to be designed to be fully accessible and adaptable to meet changing needs of occupants and constructed to meet Code 4 for sustainable homes 2010 meeting or exceeding LPA low carbon targets.

9.0 - Wildlife and Biodiversity

These proposals set out proposals for the works within the existing well-maintained garden area, largely lawn. Current boundary treatments and within and around the site periphery retained. Excavation works for the re-siting of access steps and walls are within current hardstanding or lawn areas. Landscaping reinstatement would provide garden, herbaceous borders, lawn, and permeable hardstanding following the existing provision. Habitat enhancements in mitigation would include provision of Bat and Bird Boxes all in accordance with the Ecologist's report. The execution of the works in strict accordance to meet the Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010).

10.0 - Services and Infrastructure.

The proposals will discharge foul drainage to the public sewer.

Provision to be made for the storage of water from roofs and access drive to be collected on site for grey water systems. The site layout indicates the provision of onsite soakaways.

Hardstanding areas to new drives and paths to be constructed in permeable material so as to reduce the risk of flood to other properties.

11.0 Heritage and Conservation.

The site lies outside the conservation area and no Listed Buildings or Assets are shown on the English Heritage Map, close or that may be considered affected by these proposals.

12.0 –Conclusion

The development of one dwelling will make a modest contribution to housing delivery, enabling the applicants to remain locally in the community and living independently.

The development is within a sustainable location within defined settlement limits and will deliver clear economic, social, and environmental benefits. The development therefore accords with the presumption in favour of sustainable development as contained within the NPPF and policy of the local plan.

This statement confirms that the development of the site can be delivered without significant adverse impact upon the environment or ecological interests, drainage and flood risk, highway safety, residential amenity, heritage assets, visual or landscape character, or other interests of acknowledged importance to planning.

Under the presumption in favour of sustainable development set out within the Local Plan and the NPPF, we respectfully request the planning permission be granted.

