

Design and Access Statement

Extension and Alterations  
The Stables  
Weston Under Redcastle  
Nr Wem  
SY4 5UX

Planning Ref: 22/04399/FUL  
Our Ref: 22/2315

**Sean Caddick Architectural**  
13 Belvidere Walk  
Shrewsbury  
SY2 5LT

## **Introduction**

This planning statement considers the issues surrounding the development, and includes the information necessary to form the Design and Access Statement required by section 42 of the Planning and Compulsory Purchase Act 2004.

The proposal is for the proposed link and internal alterations to the existing property.

The planning application is submitted by Sean Caddick Architectural of 13 Belvidere Walk, Shrewsbury, Shropshire, SY2 5LT on behalf of Mrs G Chesters.

## **Use**

The site is currently residential.

## **Description and Location of the Site**

The site is located at The Stables, Weston under Redcastle, Shrewsbury, SY4 5UX.

The total site area is 600m<sup>2</sup>, roughly rectangular in shape and level.

The site is in the rural settlement of Weston.

## **The Planning Application Proposal**

The proposal is for the construction of a glazed link and internal alterations to the existing dwelling within the conservation area. This application seeks to amend proposals already approved under application ref 22/00994/FUL.

The layout of the site is shown on the proposed block plan drawing No. 22/2315/02.

The existing layout of the dwelling is shown on existing plans and elevations drawings No. 22/2315/03 and 04.

The proposed layout of the dwelling is shown on proposed plans and elevations drawings No. 22/2315/05 and 06.

The following drawings are submitted in support of the application.

Drg No 22/2315/01	Location Plan.
Drg No 22/2315/02	Block Plan.
Drg No 22/2315/03	Existing Floor Plan.
Drg No 22/2315/04	Existing Elevations.
Drg No 22/2315/05	Proposed Floor Plans.
Drg No 22/2315/06	Proposed Elevations.

## **Affordable Housing**

Current policy does not require the provision of affordable housing on developments of this size.

### **Community Infrastructure Levy**

CIL does not apply to this application.

### **Design**

#### **The Principle of Development**

The site sits within the rural settlement of Weston. The application seeks to create a glazed link between existing buildings along with internal alterations to the existing dwelling.

#### **Appearance**

The design of the dwelling is in keeping with other properties in the Weston area.

#### **Environmental Sustainability**

The proposals dwelling will be constructed mainly from local materials. The designs will provide a dwelling that is far better insulated and more thermal efficient than that of the existing dwelling.

#### **Layout**

The dwelling is set back from the carriageway with it's own private amenity space.

#### **Scale**

The scale of the proposals are in keeping with that of the original property and the surrounding properties in the area.

#### **Accessibility**

The site gently slopes up from the road, allowing access into and around the dwellings without the requirement of steps.

### **Landscaping**

Landscaping will be in keeping with the surrounding area.

### **Foul & Storm Drainage**

It is proposed to connect into the existing Foul drainage system.

Sustainable drainage will be provided for storm water, with permeable drainage to the parking area

Soakaways will be provided to each dwelling plot. Percolation tests and the sizing of the soakaways (as to be included in the reserved matters application) can be designed in accordance with BRE Digest 365 to cater for a 1 in 100 year return storm event plus an allowance of 30% for climate change. Alternatively, soakaways can be designed for the 1 in 10 year storm event if deemed to be necessary. There will be no discharge to a surface water body or sewer that results from the first 5mm of any rainfall event to ensure that, for the disposal of surface water drainage, the development is undertaken in a sustainable manner. This will also serve to minimise flood risk as a result of the development.

### **Vehicular Access & Parking**

Unaffected by the application.

### **Personnel Access**

The site is generally flat, the layout has been designed so that vehicular and pedestrian access is good.

### **Waste**

An area for waste storage and recycling has been allowed for within the plot.

### **Ecology**

The site is of no ecological importance and there are no ecological issues.

### **Conclusion**

The proposals apply for the provision of a new glazed link between existing buildings and internal alterations to the existing dwelling.

The principle for the development has already been agreed within the planning application reference 22/00994/FUL, the current application on seeks to make minor changes to the approved details.

I therefore ask that the above application be considered for approval as it is in keeping with the area, would not have a detriment affect upon the area or the property.