



**Land at rear of 47 Main Road, Brookville, Norfolk. IP26 4RB.**

## **Design and Access Statement**

### **Design**

#### **EXISTING**

The application site is currently part of an unused green field, under the ownership of no.47 Main Road, Brookville. The site is predominantly clear, with only a moveable storage container incumbent. No trees exist on the site and is predominantly flat, with fencing on all sides and the ground is made up of grass and gravel.

See 2no. appendix photos.

- Photo no.1 – Site
- Photo no.2 – Site, showing storage container.

The site lies within the Brookville village settlement areas and is surrounded by residential developments to the North, South and East. The site is not within a conservation area or flood risk zone and has no watercourses within close proximity.

#### **PROPOSED**

The proposal is for 1no. detached residential 3-bed bungalow and on-site parking. A vehicle turning area has been provided do that cars can enter the main road in a forward gear. Amenity area is provided to both the rear (North) and side (West) of the dwelling. The driveway will be gravel (permeable).

#### Design

A bungalow is proposed (as opposed to a dwelling or chalet) so as not to overbear neighbouring properties.

External materials have been chosen to be in keeping with the newly constructed existing dwelling at no.47 and of those widely used in the vicinity.

## Justification

1. The site is within the village area that houses multiple dwelling, both established and new.
2. The proposal makes use of an unused area.
3. An access road is already in place and the access onto the main road highway would not need amending / upgrading.
4. The use and enjoyment of existing neighbouring dwellings would not be adversely affected.
5. New dwellings are in demand in the area, of which this development will naturally serve.
6. No land contamination exists (screening enclosed).
7. The site is not within a flood risk zone.
8. Services and infrastructure are in place nearby which are readily available for the proposed dwelling. This means that there will be little disruption to the surrounding area with regards to digging trenches, etc.
9. A previous application was recently submitted (ref:20/02009/F) and subsequently refused. The main reason given was the 'contrived' siting of the proposed dwelling which spanned the full width of the plot, facing East. This application looks to address those reasons for refusal by way of an amended / reduced design (chalet to bungalow) and orientation more in keeping with existing neighbouring dwellings / buildings. The application site has also been increased in size, by virtue of the amended location of the rear boundary fence to no.47.

The village of Brookville, though small, is fully established. It has a school, community hall and is within very close proximity to the larger village of Methwold. Hence the development is **highly sustainable** both ecologically and economically.

## Impact

The proposed dwelling is not viewed from the main road and is modest in height (bungalow, compared to chalet or house). The site is fence screened on all sides. Visually the dwelling will hardly be noticed from any side, just the modest roof projection above screen fencing. No overlooking will occur due to windows or rooflights.

The addition of 1no. dwelling will not have a noticeable impact on the density of traffic or pedestrians in the area.

## Conclusion

A design solution has been arrived at that offers an attractive, and highly desirable new dwelling that is in keeping with it's surrounding, in both design and scale. Adequate parking and amenity area has been provided that meets Norfolk County Council Highways standard criteria.

Reasons for previous approval have been addressed.

An unused piece of land will be utilised to complete this area of residential development while, at the same time, providing much needed - low impact - residential accommodation, in a sustainable location. Multiple new dwellings have been approved in Brookville in very recent times and this is a modest, low impact, addition.

## **Access**

This is gained into the dwelling, for private and public alike, via a single door, with flush threshold at the main / front entrance. This will be served by a ramped approach at a gradient of no more than 1:12 and constructed from non-slip materials, all in accordance with Part M of the Approved Documents.

Further access is afforded via french doors (to the Dining Area) and a single door (to the Utility), with stepped thresholds.

Internal doors will have clear openings and circulation in accordance with Part M of the Approved Documents.



APPENDIX

Photo no.1



Photo no.2

