

Design and Access and Planning Statement

Site Address – Land Adjacent to Shields Row, Stanley, Co. Durham, DH9 8AW.

Proposal – Proposed Two Storey Dwelling

Submitted by: Vertex Design and Build Ltd

SECTION 1: INTRODUCTION

- 1.1 This document has been prepared to support the planning application for the Proposed Two Storey Dwelling on the Land Adjacent to Shields Row, Stanley..
- 1.2 This statement will demonstrate how the proposals will result in the development of the site, with a proposal that has been designed to adhere to current National and Local guidelines, which seeks to follow the CABE good practice guide in describing the evolution of the design proposals within the context of the site and its local context, in respect of the proposed use, amount, layout, scale, massing, appearance and landscaping.
- 1.3 The objective of this submission is to provide a sensitive proposal that respects, reflects and connects to the established character of the local community. The development has been sympathetically designed to complement the character and appearance of the area and sit comfortably within the surrounding area, without detrimentally impacting the residential amenity of nearby neighbours. Therefore, we have taken careful consideration for this building to sit comfortably within the area by using both carefully considered architectural styles in the

design as well as ensuring National and local design and planning guidance has been incorporated throughout the scheme.

2.0 The Site and its Surroundings

2.1 The application site is identified on the red line site location plan that accompanies the enquiry and is approximately 530m² in area. As detailed above, the site is situated on the land adjacent to Shields Row near Stanley town centre. The application is located within close proximity to the main A693 road as well as a number of main bus routes.

2.2 The application site is located adjacent to a host of existing and established residential properties and within close proximity to a number of local amenities including schools and shops.

2.3 In summary, it is considered that the site is situated within a long-established residential area that is within easy reach of a broad range of community facilities and which is also easily accessible both by public and private modes of transport.

3.0 Local and National Planning Policies

3.1 National Planning Guidance relevant to this case is contained in the National Planning Policy Framework (NPPF). The NPPF has a presumption in favour of sustainable development. For decision-making this means approving development that accords with the development plan, or where the development plan is absent, silent or relevant policies are out of date then grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

3.2 Core Strategy (CSUCP)

3.3 The following Gateshead Newcastle upon Tyne Core Strategy and Urban Core Plan policies are relevant to the consideration of this application:

CS11 - Providing a range and choice of housing - This policy promotes lifetime neighbourhoods with a good range and choice of accommodation, services and facilities to meet varied and changing needs.

CS13 – Transport - This policy secures the enhancement and delivery of an integrated transport network to support sustainable development and economic growth.

CS15 - Place Making - Development will contribute to good place-making through the delivery of high quality and sustainable design, and the conservation and enhancement of the historic environment.

3.4 The following UDP policies (saved under direction by the secretary of state) are relevant in the consideration of this application in accordance with the NPPF.

EN1.1 - Design Standards - This policy requires all development to meet high standards of design and sets out the principles through which good design can be achieved. These include retaining the best buildings relating development to the site and surrounding area, protecting the environment, enabling accessibility and taking a co-ordinated approach.

Policy H2 - Protection of Residential Amenity - This policy states that development which would harm the amenity of any dwelling or group of dwellings will not be allowed. The policy sets out the principles against which impact on residential amenity will be assessed. These include

protecting the character of the building and locality, landscaping, light; preventing an increase in intrusion and resisting prejudicing road safety. The supporting statement to the policy considers that where a proposal injures amenity and there is no available remedy to ameliorate any adverse impact, through condition or planning obligations, permission will normally be refused.

H4 - New Housing Design - This policy states that a high quality of design and landscaping will be required in all housing development, with attention being paid to the character and quality of the local environment and good standards of outlook, natural light and privacy in all dwellings.

T4.5 – Parking - This policy states that development shall provide parking that meets operational needs. Parking provision should be met by the implementation of parking standards on site or the payment of a commuted sum for alternative provision.

T5.3 – Cycling - This policy encourages cycling by ensuring cyclists' needs are considered as part of new development.

T7.1 - Traffic Generation - This policy recognises that new development will generate demand for access by public transport, delivery vehicles, cars, bicycles and pedestrians. Any new development must have regard to road safety, the environmental effects of traffic, and the ability of the highway network to cater for these demands. The operational requirements of the development should be contained within the curtilage of the site. Where such a problem is incapable of being solved or satisfactorily mitigated through the imposition of appropriate planning conditions/obligations then permission will be refused.

4.0 Design Concept

Design

4.1 A main design objective of the proposed development is to assimilate with and complement the surrounding character and nature of the locality and surrounding, whilst at the same time providing a unique contribution to the area with a high quality, distinctive design. The proposal has been designed so that it will be sympathetic to the character and appearance of the area and surrounding dwellings, without impacting the residential amenity of the neighbouring residents.

Layout

4.2 The proposed layout takes into account the physicality and topography of the site, ensuring that the mass of the development is centred on the centre of the site, reflecting the character, design and nature of the site, and the area, and providing enhanced amenity space to allow the applicant to enjoy the property without impinging on the privacy or amenity of any persons.

4.3 The development has been designed in a manner so that the bulk of the development has been set away from the nearby dwellings with consideration of their residential amenity having been an aspect of concern. The dwelling has been designed so that it will not significantly impact the residential amenity of any habitable rooms. The parking arrangements for the site are to be 2 parking bays located to the West-facing side of the property, whilst a double garage is located to the North-facing side of the property. Due to the development being provisioned with this allocated parking, it will not have any adverse effect on current parking within the area. Furthermore, it is considered the amount of development proposed is appropriate within the physical and policy context of the site and falls in line with local and national planning policy.

Impact upon amenity of neighbouring properties

4.4 The proposed plans show that the proposal provides more than adequate separation and privacy distances to protect the privacy and residential amenity of the existing surrounding dwellings; therefore, it is considered to be acceptable in this regard, and will not create any overshadowing or have an overbearing impact on the neighbouring dwellings given the separation distances.

Scale and Massing

4.5 The proposed development has been designed to reflect the physicality and topography of the site. The development is of a density to reflect the character of the area, delivering high quality housing of a distinctive and unique character, whilst meeting the modern requirements for market housing within the location.

Residential Amenity

4.6 The NPPF notes that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings". The proposed dwelling will be served by adequate internal amenity space to meet the need for future occupiers of the proposed dwelling.

4.7 The intention of this development is to complement the existing residential properties within the vicinity, whilst still being of a distinctive design that will enhance the area.

Access

4.8 The proposed development will be served by existing vehicular access to the North-West of the site to be taken from the unnamed access road, which would not create a highway safety concern.

Landscaping

4.9 At this stage the landscaping details have not been finalised, however should enhanced or specific soft landscaping be considered necessary the applicant would be happy to consider any proposed condition the LPA considers appropriate in line with paragraph 55 and 56 of the NPPF.

Design & Access Summary

4.10 It can be seen that the proposed scheme has been carefully considered and developed taking account of the site and its surroundings. The result is a high quality, cohesive development that will greatly improve the attractiveness of the site and the wider area. The buildings and spaces around them have been designed to ensure a high degree of accessibility throughout the site.

4.11 In addressing design, access and other considerations, it has been demonstrated that the proposed development is acceptable in this location. The overall design philosophy of the application provides a development that will respond positively to the site and its local setting, and it has been demonstrated that the development can be accessed safely and conveniently by prospective residents and users.