

DESIGN & ACCESS STATEMENT

Proposal

Erection of 1no. self-build dwelling and associated outbuilding and improvement to existing vehicular access (onto Main Road) - Following Pre-app RE: DC/23/00319.

Site

Land at (north), The Old Griffin, Main Road, Somersham, Ipswich, IP8 4PH

Applicant

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Date:

May 2023

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1. INTRODUCTION

- 1.1) This **design & access statement** has been prepared to accord with the requirements of Article 4C of the Town & Country General Development Procedure Order 1995, as amended, together with Section 3 of the DCLG Circular 01/06.
- 1.2) It is required for validation as this is a FULL planning application. The aim of this statement is to demonstrate in detail why it is considered that this application is appropriate and worthy of planning permission, taking fullest account of its siting, design, context, setting and policy constraints.

The proposal is for the erection of 1no. *self-build* dwelling, associated outbuilding and improvement to existing vehicular access (*onto Main Road*) - *Following Pre-app RE: DC/23/00319.*

2) SITE PLANNING HISTORY

- 2.1) See attached LPA Search History.
- 2.2) A formal pre-app was submitted under re: DC/23/00317 (copy enclosed). We understand this advice was generally supportive 'inter-alia' all other issues being addressed.

3) THE SITE & ITS SURROUNDINGS.

- 3.1) The proposal host dwelling (The Old Griffin) fronts (north side) of Main Road (30mph limit) through the quiet village of Somersham. Main Road is lit and has footpaths / verges through the village.
- 3.2) The site of the proposed dwelling is to the north of *The Old Griffin* in a parcel of under-used residential amenity (part of The Old Griffin curtilage) and was formerly understood to be part of the beer garden and storage areas to the former 'Old Griffin pub' before its closure in the late C20. It was then converted to a dwelling (the applicant's current home).
- 3.3) The proposal site has a width of maximum 43m and a maximum depth of approximately 30m *excluding the access*' and is broadly rectangular.
- 3.4) The boundaries are generally well-defined by walls / fencing to the west, south and east with a tree screen and small stream / brook forming the northern boundary.
- 3.5) There are detached and semi-detached dwellings to the east, west and south of the site. Generally, the development around the site is two-storey, with single storey buildings on the site of The Old Griffin which are former stores and sheds to the former pub. These are to be retained with The Old Griffin as garage and garden storage.
- 3.6) The site is within the defined Built-Up Area and is not within the conservation area, SLA or SSSI. It is not adjacent nor does it affect the setting or character of any listed buildings.
- 3.7) Plot sizes in the locality vary greatly and this proposal is of larger scale within the spectrum (forming a transitional scale).

However, it is considered comparable with others in the vicinity and commensurate with the accommodation proposed. In addition, it exceeds the LPA minimum *guidance* for the accommodation provided (100m² to 3-bedroom dwellings).

- 3.8) The proposal / host site is currently served by two access points onto the highway (Main Road / 30 mph zone). To the west of the site a legal right to access the site via a shared area of parking/ turning already exists, this is to be retained to serve the new plot. In addition, the existing side access to the east of The Old Griffin is to be improved to improve road safety and be shared to serve the site.
- 3.9) Topographically, the site is relatively level across both axes albeit set (broadly) one metre lower than development fronting Main Road.

4.0 ACCESS / HIGHWAYS.

- 4.1) The site is located within the BUAB where the presumption is in favour of residential development.
- 4.2) The existing two access points serving the wider site shall be utilised to continue serving the development. Main Road, Somerham is a relatively quiet route where vehicle speeds are generally within the 30mph limit.
- 4.3) The 'host' dwelling currently has a parking area to the frontage of the property with 4 cars parked in a line across the frontage and reversing onto the highway as may be required. This application seeks to improve highway safety via the re-siting of the parking for the host dwelling AND the *new* three-bedroom dwelling to the rear of the site with turning on-site so that both dwellings may exit the site in a forward gear. The frontage to the Old Griffin shall be landscaped to prevent parking and further improve the visual amenity of the street scene.

- 4.4) The secondary access via the carpark shall also be available for use for the new dwelling as may be required. This was deemed acceptable by the LHA on 3345/14 (withdrawn) to serve a proposed new dwelling (copy attached).
- 4.5) The location is served by local bus services (see attached).
- 4.6) We understand that in addition to local / town facilities, supermarkets will also deliver to the area.
- 4.7) At the site, Main Road is a 30mph zone.
- 4.8) The new (self-build) dwelling proposes bright interesting spaces, accessible switches, sockets and devices, ramped approaches with level access to principal doorway and a specification which may take into account grab-rails, accessible worktops & appliances, low-level sinks, wc etc. Shingle hard-standings shall be permeable/ tar bound to ensure adequate transition from setting down /parking locations to the principal access.
- 4.9) Bin store / presentation points are proposed within 25m of the highway / access (for proposal/ host dwellings).
- 4.10) The dwelling/s shall benefit from private on-site parking provision (as per SCC guidance). The driveway shall be suitable for on-site turning and exiting the site in a forward gear.
- 4.11) Electric vehicle charging infrastructure shall be provided to *each* dwelling.
- 4.12) Crash-map information has been provided herein and there have been NO reported incidents / accidents near the site in the last 15 years.

5.0 THE DESIGN SOLUTION

- 5.1) Following the pre-app response received under DC/23/00319 and various representations and discussions the applicants reviewed their initial brief for the proposal and accordingly started afresh. The new dwelling is a self-build bespoke design and incorporates a different approach entirely to that previously envisaged and for a much smaller dwelling.
- 5.2) The proposed dwelling takes its design cues from the adjacent former pub outbuildings and seeks to reflect an ensemble of 'parts' which respect and reflect the earlier subservient structures. Accordingly, it will not jar or compete with its neighbours in Main Road and this is considered appropriate given its location.
- 5.3) It is of most similar scale, massing and detailing with a relaxed and informal, 'utilitarian' aesthetic. Set slightly lower this will also assist to reduce to perceived massing from glimpsed view. Constructed of facing brickwork and black f/e boarding under a nat. slate and pan-tiled roofscape it shall assimilate well within the pattern of development in terms of materials, form and scale.
- 5.4) Parking shall be inconspicuously sited besides the dwellings (existing parking to the frontage of Old Griffin to be removed and area landscaped) and have a double car-port for practical parking and a garden store for cycles and garden equipment.
- 5.5) The simple roofscape and gabled elevations reflects that of adjacent outbuildings with modern flat roof link to add interest to the composition, get light deep into the plan and reduce bulk.
- 5.6) The new dwelling has its own private amenity of (at least) 100m² and similarly at least 100m² shall be retained with the Old Griffin (host dwelling).
- 5.7) See drawings.

6. OTHER CONSIDERATIONS

- 6.1) **FOUL WATER:** Foul water to be discharged to the existing foul system (lateral) AWA public sewer via pump installation.
- 6.2) **SURFACE WATER:** New Soak-aways *with rainwater diverters to water-butts for non-potable uses.*
- 6.3) **PROTECTED OR PRIORITY SPECIES SURVEYS:**
An independent specialist ecological report accompanies this application – see attached.
- 6.4) **ARBORICULTURAL SURVEY:** Not deemed required in this instance. There are no TPO trees/ groups/ hedges at the site and it is *not* within a conservation area. Trees and hedges are to be retained *as far as possible.*
- 6.5) **LANDSCAPING:** See proposed site plan and specification of materials.
- 6.6) **SUSTAINABILITY:** It is anticipated that the applicants are keen to see the long-term home as efficient as practical and ensure waste is minimised during the construction phase. PV / battery storage system shall be utilised to the south facing roof plane.
Water efficiency and electric vehicle charging point etc shall all further assist in this regard.

The proposal site is neither physically or functionally isolated with good connections to the settlement and surrounding towns. Overall, the proposal adheres to the principles of sustainable development as to safeguard the local character and provide environmental, social and economic gains, as required under the NPPF.

- 6.7) **LISTED BUILDING/ HERITAGE STATEMENT:** In respect of heritage / listed buildings, the site affects neither the setting or character of any listed buildings and is not within the designated conservation area.

- 6.8) **CONTAMINATION:** Albeit a sensitive (residential) end use proposal there are no issues anticipated in respect of contamination at the site (see attached Enviro-search report).
- 6.9) **PLANNING STATEMENT/ POLICY ISSUES:** This proposal has been designed with regard to all *relevant* Local & National planning policies. Especially relevant are Mid Suffolk Core Strategy focused review; Mid Suffolk Core Strategy and Mid Suffolk Local Plan & the CS01, FC01, FC01-1, CS05, HB01, GP01, CL08, H17, HB13, SB02, H16, H03, T09, T10: NPPG / NPPF.
- 6.10) **CIL:** The applicants are to be 'self-builders' and shall apply for exemption from CIL. However, they accept and support that this proposal may require a contribution under CIL and the appropriate forms have submitted accordingly herein.
- 6.11) **FLOODING:** The site has undergone an FRA given evidence suggest a Zone 2 / 3 flood risk. See attached.
- 6.12) **NEIGHBOURING AMENITY:** The design has been purposefully resolved to ensure no loss of privacy occurs as a result of this development to its neighbours to the west, east or south.
Only one bedroom is at first floor level and this faces due north. The orientation (due north), scale and siting of the new dwelling ensures that it shall not overshadow nor overbear on adjacent dwellings. It is acknowledged that the properties to the south shall lose the unencumbered view across the site however it is not a view that is protected or one to which they are entitled.

7. CONCLUSION

It is considered therefore that the proposal now before you, when judged on its merits will be one of **enhancement** to the site and the character and setting of the locality and wider District.

It provides modest, sustainable, self-build, 'family' dwelling which shall be accessible and efficient in a sustainable and established location.

The proposal shall seek (albeit in a modest way) to promote the sustainability and longevity of the local community, its demographic diversity, amenities and services.

The proposal fulfils and, *in our opinion*, exceeds the criteria as set by the relevant national and local policies and guidance against which it is to be assessed.

The proposal identifies issues / concerns with the scheme presented under DC/23/00319 and addresses them to allay fears of inappropriate (Class C3) development.

We respectfully request therefore that your Authority be minded to approve this application.