

# Design and Access Statement

Dimension 3 submits this Statement pursuant to the introduction of Design and Access Statements as required by Section 42 of the Planning and Compulsory Purchase Act 2004

## Site Address:

19 Skinner Street  
Poole  
Dorset

## General Details

- Introduction
- Current Use
- Quantifying the Development
- Appearance
- Layout
- Policies
- Landscaping
- Trees
- Flood Risk -Sustainable Drainage
- Listed Buildings and Historical Buildings
  
- Access - Parking - Part M
  
- Conclusion

## **1. Introduction**

- 1.1 This Statement relates to the proposed application, which is made on behalf of Mrs. Marie Raymond who is the owner of the house
- 1.2 The building is a two storey terrace house situated in Skinner Street.
- 1.3 The proposed application is a Householder's Planning Application in a Conservation Area. The proposal is to build a rear flat roofed extension.

## **2. Current Use**

- 2.1 The building is currently a two storey dwelling.

## **3. Quantifying the Development**

- 3.1 The proposal will involve erecting a single storey flat extension to form a new kitchen extension and wet room.

## **4. Appearance**

- 4.1 The materials for the new extension to match the existing building. With brick walls and a flat roof. Patio doors in the rear elevation with a small window in the wet room

## **5. Layout**

- 5.1 The proposed internal room layouts will be similar to those shown on our proposed drawings enclosed with this application.

## **6. Policies**

### **6.1 National Planning policy Framework (NPPF)**

- Chapter 2: Ensuring the vitality of town centres
- Chapter 6: Delivering a wide choice of high quality homes
- Chapter 7: Requiring good design
- Chapter 11: Conserving and enhancing the natural environment
- Chapter 12: Conserving and enhancing the historic environment

### **6.2 Aylesbury Vale District Local Plan (AVDLP)**

- GP.8 Protection of the Amenity of Residents
- GP17. Retention in use of existing employment sites
- GP.24 Car Parking Guidelines
- GP.35 Design of New Development Proposals
- GP.38 Landscaping of New Development Proposals
- GP.53 New Development in and Adjacent to Conservation Areas
- AY.31 Housing in the town centre

### **6.3 Supplementary Planning Guidance**

- SPG: Parking Guidelines
- SPG: Sport and Leisure Facilities and accompanying Ready Reckoner August 2005
- SPG: Transport Contributions from Non MDA Developments at Aylesbury
- BCC: Education Policy

## **7. Landscaping**

7.1 No change to any landscaping

## **8. Flood Risk and Sustainable Drainage**

8.1 A flood risk assessment has not been carried out.

## **9. Trees**

9.1 There are no trees on the site.

## **10. Listed Building and Historic Buildings**

10.1 The building is within the Old Town Conservation Area. There are no external changes to the front elevation onto Skinner Street. We consider that there would not be any detrimental impact to the historic importance of the Conservation Area or to the settings of listed buildings. The building next door has a similar extension

## **12. Access and Parking**

12.1 All as existing

12.2 The proposal will be built to the requirements of Part M.

## **13. Transport**

13.1 The proposal is in the Main town centre close to the Main Train and Bus Stations.

## **Conclusion**

- The main street scene will not change.
- Other buildings in the vicinity have had similar extensions.