

Design and Access Statement

1.0 Introduction

1.1 The application before you is a resubmission of the application 22/01600/FUL which was refused by Plymouth city council and upheld at appeal. The resubmission looks to build upon the conclusions of the appeal decision to provide an application that is able to be approved.

1.2 The main issues relating to the previous application is that of overdevelopment of the site and that of parking. The appeal decision concluded that reversing out on to the public highways was acceptable as this is an existing condition experienced by other dwellings along the road. It also concluded that the dwellings by virtue of being 3-bedroom needed to provide 2 off street parking spaces. This has now been achieved.

1.3 The other larger concern with the original application was the proximity of the proposal dwellings to the boundary of the site and the resulting impact on neighbouring properties. The appeal concluded that the principle of two dwellings was acceptable, but that the adverse impact of the proposed dwellings on the eastern neighbour was significant, and exasperated by the fact that their primary entrance was on the side of the dwelling. The application before you now seeks to pull back the proposed dwellings from the boundary and it now sits with the same relationship to the eastern boundary as the host dwelling. As a result the impact on the eastern dwelling is unchanged from the existing condition.

2.0 Use

2.1 The proposed site is currently used for residential accommodation and is host to a single dwelling. The site is within the settlement boundary and is on a large residential plot. The proposal is to remove the existing dwelling and to replace it with two dwellings. The use as residential is acceptable.

3.0 Scale, Mass & Amount

3.1 The dwellings are each designed as three-bedroom dwellings over three floors. The dwellings have been designed to meet and exceed the national space standards. They are provided with two integral parking spaces. The proposed dwellings maintain the separation between the host dwelling and the eastern boundary. On the western boundary the host dwelling has built form up against the boundary, whereas the proposed dwelling provides an offset from the boundary. In terms of width the proposal offers equal or betterment to the host situation.

3.2 In terms of height the proposed dwellings are 670mm higher at ridge than the dwelling on the eastern boundary and 1800mm lower than the dwelling on the western boundary. If a line was drawn between the ridge of the western boundary dwelling and that of the ridge of the eastern boundary dwelling, the proposed dwelling would sit below the line in height.

3.3 In depth the proposed dwellings have a similar relationship with the road to the western dwelling and are slightly forward of the eastern dwelling. In relationship with the garden the

proposal dwellings are equal in depth to the eastern boundary and are less deep than the western boundary. The dwellings are in keeping with the surrounding host condition.

4.0 Appearance

4.1 The proposed dwellings are elevated to match the materiality of the street with careful consideration to long term weathering and appearance. The dwellings are elevated to the middle of the north and south elevation in render and clad in horizontal weatherboards to the east and west elevations. The weatherboarding to the side elevations ensures that these elevations that are adjacent to other structures are not rendered susceptible to mould and algae growth – something we see all too often around Plymouth.

4.2 The splitting of the north and south elevation vertically allows for the eye to read the pair of buildings with more verticality and avoids them looking squat and compact. The buildings without the vertical split would have a strong horizontal plane and would result in the buildings width being over emphasised.

4.3 The windows and doors are set to UPVC as is the majority of the surrounding area. Windows have been inserted into the rear of the carport to balance the elevation. Horizontal slot windows have also been inserted into the side elevations to bring additional light deep into the plan at the lowest level.

5.0 Landscaping

5.1 The dwellings benefit from a generous rear garden that is set to lawn and allows for the new inhabitants to make it their own.

6.0 Access

6.1 The dwellings are both provided with level access from the road and allow for a complaint WC at entrance level. Parking spaces are provided at the same level as the main entrance and allow for ease of use.

7.0 Conclusion

7.1 The application before you is an appropriate response to the refused application submitted previously. The application seeks to take cues from the appeal decision and the conclusions drawn by the appeal officer. The main two points within the appeal are addressed. Mainly the increase in number of off street parking spaces and the relationship to the adjacent dwellings – particularly to the east of the property.