



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Design and Access Statement:

4a Alva Way, Watford, WD19 5ED

Extend the dropped kerb to allow parking of 2
vehicles

On Behalf of Aftab Anwar

Drafted by **Planning By Design**

Date: 28 November 2023

1. Application

Planning By Design (The agent) has been instructed to act on behalf of Aftab Anwar (the applicant) to submit a planning application to Three Rivers District Council (the Local Planning Authority) for an extend dropped kerb to allow parking of 2 vehicles at: 4a Alva Way, Watford, WD19 5ED (the site).

In support of this application, the following Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

2. Site Location

The application site consisted of a terraced two-storey property with a front driveway located on the west side of Alva Way, Carpenders Park. The dwellings along Alva Way generally include detached, semi-detached bungalows as well as two-storey terraces set on moderately sized plots with areas of hardstanding to the front. Most properties have substantial driveways to the front set behind a grass verge with dropped kerbs. The current driveway provides parking for one vehicle.

3. The Proposal

The proposed development is to extend the existing drop kerb and parking area to the front to create a second parking space. A grass and planting verge will be retained to the left hand side of the front garden. A 2.4m visibility splay will be created to both spaces.

4. Planning History

The application does not have any planning history found on the council's planning database search in November 2023.

5. Planning Policy

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application:

- National Planning Policy Framework 2023
- National Planning Practice Guidance
- Core Strategy (2011)
- Site Allocations Local Development Document (LDD, 2014)

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Councils development criteria.

5.1. National Planning Policy Framework 2023 (NPPF)

The new National Planning Policy Framework was revised in 2023 and the following paragraphs are considered to be relevant.

Paragraph 38 confirms that Local Planning Authorities should approach decisions on proposed developments in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47 confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the Development Plan, and is a material consideration in planning decisions. This paragraph also states that decisions on applications should be made as quickly as possible, and within statutory timescales, unless a longer period has been agreed by the applicant in writing.

Paragraph 54 advises that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.

Paragraph 55 advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided.

Paragraph 69 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) Identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) Use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) Support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) Work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Paragraph 119 advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions

Paragraph 124 highlights that planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) Local market conditions and viability;
- c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) The importance of securing well-designed, attractive and healthy places.

The National Planning Policy Framework states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local

surroundings and materials and should be visually attractive as a result of good architecture and landscaping.

Paragraph 130 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Development should:

- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.2. Core Strategy 2011

The Core Strategy seeks to provide growth required to support local communities and provide for their needs in the most sustainable way possible. The main emphasis is to continue to focus development within the existing urban area through the development of previously developed land and appropriate infilling, recognising potential for mixed use development to contribute to the development of sustainable communities.

5.3. Local Plan 2014

CP12: Design of Development states that in seeking a high standard of design, the Council will expect all development proposals to:

- a) Have regard to the local context and conserve or enhance the character, amenities and quality of an area.
- c) Protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space.
- d) Make efficient use of land whilst respecting the distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials.
- i) Incorporate visually attractive frontages to adjoining streets and public spaces.

Policy CP10 Transport and Travel states that development will need to demonstrate that:

- i) It provides a safe and adequate means of access,
- j) It is appropriate in scale to the existing transport infrastructure, including public transport and, where necessary, infrastructure can be improved,
- k) It is integrated with the wider network of transport routes, including public rights of way and cycle paths where appropriate,
- l) It makes adequate provision for all users, including car and other vehicle parking, giving priority to people with mobility difficulties, pedestrians, cyclists and equestrians.

6. Assessment

Location and Use

This application is for alterations to a drop kerb serving a domestic property. The proposal does therefore not seek consent for a change of use. The site is located within a residential context and the proposal is therefore acceptable in principle.

Layout/design

The proposal consists on the extension of the existing drop kerb to provide with a second parking space.

The NPPF emphasises the importance of planning decisions that support sustainable development, efficient land use, and high-quality design. The proposal's intention to enhance parking facilities while maintaining green space is consistent with these principles. Particularly, Paragraph 130 of the NPPF, which stresses the significance of creating visually attractive and sustainable spaces, has been addressed in proposal. The addition of a parking space, executed with careful consideration to design and layout, will improve the functionality of the property without detracting from the area's aesthetic or character.

Each parking space required (for each car to be parked) is 4.8m long and 2.4m wide, ensuring that the vehicle does not overhang any part of the crossover outside of the property. There is also sufficient space on either side for the opening of car doors.

A minimum 1m-wide pedestrian access route outside of the parking area will be maintained to the house main entrance door.

The crossover will be positioned perpendicular to the highway and footpath, and is of the shortest length and most direct route possible.

A sufficient visibility splay has been created to both sides, ensuring highway safety.

The above principles demonstrate the adherence to local policies, such as CP12 and CP10 from the Local Plan 2014, which focus on high design standards and efficient transport and travel arrangements.

The detailed planning with respect to dimensions and positioning of the parking spaces and the pedestrian access routes retained along the pavement and into the dwelling ensures that the development is practical, safe, and in line with local planning requirements.

The careful consideration of visibility splays and the minimal impact on the surrounding environment and local infrastructure aligns with the strategic objectives of the Core Strategy 2011, which encourages sustainable development within urban areas.

Finally, the application balances the need for additional parking with the preservation of green space and adherence to high design standards, making it a well-considered and sustainable development proposal.

7. Conclusion

For the above reasons, we see no reason for the Council to withhold our request for planning permission and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.