

5 KITESNEST LANE, LIGHTPILL, STROUD, GLOS. GL5 3NR

Proposed Renewal of Expired Application S.20/1686/FUL

Design and Access Statement (Rev B 19.12.23)

Existing Site

The site consists of a derelict shop and residential property with a large garden. The house has not been inhabited for around 8 years and the adjoining shop, a general grocery store, has not been in business for the last 23 years. Much of the building to the rear is covered with a flat roof which is in a poor state of repair. Both buildings are now completely rundown.







The site is located within the defined settlement boundary of Stroud (first tier) and the proposal is to utilise the plot (approximately 1100 sq.m.) for residential purposes.

A walkover ecology survey has been carried out and the site was found to be of low ecological value.

A bat survey was also carried out on the derelict house and adjoining shop and the comments from the biodiversity officer concluded that the buildings hold negligible potential for roosting bats therefore no further surveys or mitigation is required.

Local Area

With regard to local amenities, there is a bus stop approximately 60 meters away from the plot and a large supermarket just 160 meters away. There is also a DIY retail facility and various retail outlets in an industrial estate all within walking distance. There are several primary schools nearby, one being just 0.4 miles away.

The plot is within a residential area where the surrounding dwellings are a mix of designs ranging from two-storey semi-detached houses to 1960's bungalows/chalet bungalows, see below.





Proposed Development - Layout and Building Type

The proposal is to demolish mainly the flat roofed areas of the building and replace with a three bedroomed home attached to the existing house which would be renovated. See below the area hatched in red to be demolished.



Parking is provided in the scheme for each property as per the pre-planning advice.

The purpose of this application is to renew the previous planning approval ref: S.20/1686/FUL dated 9th December 2020. The house designs & plot layout match the scheme submitted previously in the expired approval notice above.

Scale

The scale of the development is in keeping with the density of the surrounding area and, as mentioned above, the dwellings have been scaled down and relocated so not to be imposing on to any of the adjoining properties.

Access

The parking area with existing dropped kerb to the front of the shop has been in use for decades. It was a very busy shop and cars and delivery vehicles were constantly in and out of the parking area throughout the day.

Since the closure of the shop this area has continued to be used by several cars for parking. The proposal is to gain access from Hillclose Road (which is a cul-de-sac) on to what is currently the forecourt. This will give access to the parking spaces shown on the proposal drawing. See below photos of the forecourt and dropped kerb.





Conclusion

We believe the scheme has taken account of the Stroud District Local Plan Policies relevant to this proposal – CP3, HC1, ES3, ES6, ES12 as detailed above.

December 2023