

**DESIGN STATEMENT TO ACCOMPANY PLANNING APPLICATION FOR
New Two Bedroom Dwelling on Land Adjacent to 276 Beaulieu Gardens**

SITE ANALYSIS

- The site is situated within the Yateley settlement area, as identified in the Local Plan.
- The plot is located on the corner of Beaulieu as identified on the plans.
- The existing rear garden is larger than average as shown on the attached site plan.
- The site is on a predominately level ground.
- The existing property is traditionally constructed and is in a good condition. The existing use of the building is residential.
- This part of Beaulieu Gardens is characterised by mainly terraced and semidetached properties. 2 storey dwellings set back from the road with a separate bank of garages.
- The site itself is rectangular in shape and presently comprises one residential plot with good space to the side of the property.

General Comments:

- Existing building 2 storey Residential Building.
- Majority of the properties within the surrounding area are terraced and semi detached.
- Some examples of this type of extension in the surrounding area.

LOCAL AMENITIES

- The site is located to close to Yateley / Camberley Town centre.
- Good train links via Local train stations.
- All services are available to the area. (Refuse / fire and ambulance services)
- Local shops, convenience stores, post office, doctor's surgeries and general amenities a short distance away.
- Wider services available via car / bus routes.

PLANNING POLICY

- Principle of residential use established
- Site lies within a sustainable urban location with predominant residential uses
- Sustainable development
- Supporting economic growth within the local community
- Landscaping and parking
- Mobility and access
- Maximum use of existing land and buildings
- Respecting the local context

SITE OPPORTUNITIES

- The site is one of the larger plots in the street. Therefore there is potential for development.
- Opportunity to provide affordable housing to meet current market demands.
- Existing access from front can be utilized for access.
- Good separation distances provided.
- Design style can follow the principle of surrounding properties.

DESIGN

- New 2 bedroom house with parking to side elevation.
- Window to rear bathroom to be obscure glazed.
- New porch roof to match adjoining dwelling style.
- Parking re - configured as shown on the plan.

Layout and Parking

- Existing access to the site will be retained and altered as required for new dwelling as indicated on the site plan.
- A total of 4 car parking spaces have been provided for the new dwelling. (Each space is 5000mm x 2500mm). 2 spaces for each house. Refer to block plan which also indicates 0.5 spaces un allocated in accordance with current standards.
- Provision cycle storage, bin collection and bin storage can be provided.

Scale

- The scale, character and ridge heights of the proposal will be sympathetic to the surrounding properties.
- Refer to drawings attached.
- This also reflects the design incorporated in the approved development at number 266 Beaulieu Gardens approved in 2020.

Appearance

- Refer to notes on the drawings.
- All new materials will be selected and submitted for approval by the Council via an external materials schedule. The selection of bricks, roof tiles, paving etc. will be selected to be in keeping and sympathetic with the existing properties in the area.
- Traditional materials to be locally sourced.

Daylight / sunlight

- There are adequate separation distances and screening that will not give rise to any realistic likelihood of overshadowing or loss of light to the windows of neighbouring properties.
- The new dwelling will be proposed as 2 storey and will generally not be visible in relation to the surrounding properties.
- The separation distances between the existing dwellings to the rear /sides of the site, and the new dwellings is acceptable as indicated on the sketch plans.
- Windows at first floor level will be positioned so that they do not overlook surrounding properties. Obscure glazing will be used for bathrooms, en suites and dressing areas.

Trees

- The new dwelling is set back from the rear boundary of the site to respect the natural screening / trees along this boundary.
- There are no trees with TPOs on the site.
- Tree protection measures during construction can be in line with Tree specialist protection measures.

Landscaping

- Landscaping has not been shown on the plans at this stage however all planted, built and soft landscaping and paving areas will be confirmed in accordance with planning comments / conditions. The site provides good opportunities for landscaping.
- Any new landscaping will not impact on cars reversing from the site. i.e max 600mm high to allow good sight lines.

Sustainability

- The new house will be up to current building regulations standards and will be an improvement in comparison to the existing building. Other measures for sustainable construction can be detailed in line with planning conditions as required by the local authority.
- A sustainable drainage system will be provided for the hard standing parking areas. Details to be confirmed by condition.
- The applicant will produce a pre assessment for code for sustainable homes if required.
- Waste management policy for general site set up, wheel washing, parking and working hours can be adhered to as part of conditions.
- The development will aim to reduce the CO2 footprint using sustainable construction methods and materials.

SECTION 106 Obligation

- The applicant will enter into a planning obligation with the LA to make the necessary developer necessary developer contributions as required.
- SANGS/SAMM contribution if applicable

SUMMARY

In our opinion the proposal complies with the relevant policies of the local plan, and identifies that there is development potential on the site. Having looked at the planning history the proposal identifies the strengths / constraints of previously passed / refused applications to achieve a good compromise.

No objections to the impositions of the conditions in relation to the following:

- Facing materials of the houses
- Landscaping
- Fences / boundary treatments
- Hours of working to minimise disruption for residents
- Sustainable design.

In support of the application:

- The development will benefit / maximise underused land. The scheme will offer a positive contribution to the surrounding area.
- Infill developments of this nature have been approved and completed and in the area.
- The main land use is residential and the development will make the best use of the site in a sustainable way.
- The existing site is well screened with good separation distances to surrounding dwellings.
- The current market conditions would be receptive to this kind of dwelling to meet demand within the local area.