

DESIGN & ACCESS STATEMENT

1 This section of the statement deals with design and access issues. The requirement to produce a Design & Access Statement is set out in the Town & Country Planning (Development Management Procedure) Order 2015.

DESIGN

Use

2 The building was last in use as a dwelling house which was occupied by students living as single households. The use of the development as proposed will be self-contained unit accommodation for occupation by students mainly and single working individuals that might require accommodation.

Amount

3 The application building was last in use as a four-bedroom dwelling house. The development proposals involve the conversion of 8 HMO units with a net increase of four additional rooms

Layout

4 Proposed 8 unit has been design to meet the HMO standards ensuite have been created and added to the existing rooms plus two new rooms created on the ground floor, for a share utility space. The garage is proposed to convert into an office.. Each room has been provided with a small kitchenette.

Scale

5 No changes to the existing footprint of the building, all changes are internally.

Landscaping

6 The landscape and amenity space has not been affected, 8 bins have been added to the front of the building, and the existing recycling bins are still in place

Appearance

7 There are no changes to the external appearance of the building.

ACCESS

8 Access to the building will be taken from the existing front door of 36, Chandos Road ,Buckingham, Existing parking arrangement remains unchanged.

CONCLUSION

9 This statement has identified the key considerations in the determination of this planning application This statement has shown the proposals to be in accordance with the Buckingham Neighbourhood Development Plan and the adopted Vale of Aylesbury Local Plan, and the advice contained within the NPPF.

Hence Planning permission should therefore be granted