

Land to the north of 1 Tye Green, Maple Lane, Wimbish

DESIGN, ACCESS & TRANSPORT STATEMENT

“This statement is written to accompany an application for planning permission as required by the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (SI 1062 2006)/Town and Country Planning (Development Procedure) order 1995 Article4C”.

Reference is made to Policy GEN2 which requires a high standard & layout with regard to design & environmental quality. The proposal has been designed to comply with the principles and requirements contained in the following policies:

- 1) Principal of development, including sustainability / effect on countryside character (NPPF & ULP Policies S7 & GEN2.
- 2) Access considerations (ULP Policy GEN1)
- 3) Impact on residential amenity and parking (ULP Policies GEN2 and GEN 8)
- 4) Ecology (ULP Policy GEN7)

The proposal would therefore be compliant with the aims of the NPPF and also ULP Policies S7, GEN1, GEN2, GEN7 and GEN8.

Approval for the proposed dwelling was granted under application ref: UTT/16/2524/FUL and renewed under application ref: UTT/19/1414/FUL. This application is now being submitted to renew the approval. No changes to the previous approval are proposed.

The intention of this application is to obtain a fresh approval to construct a new detached dwelling on garden land to the north of 1 Tye Green, Maple Lane, Wimbish. The new dwelling has been specifically designed to suit the site constraints and to sit comfortably with 1 Tye Green which has recently been renovated under application ref: UTT/21/2024/HHF – Pictured below.



Site Context – The site is located in a rural residential location on the west side of Maple Lane in Tye Green, Wimbish. The house is orientated to face east with a west facing garden. Various sizes and styles of dwellings are located in the vicinity. The new dwelling will reflect the vernacular scale and design of the surrounding houses. There is a width of 9m between the existing gable wall of 1 Tye Green and the northern boundary.

Amount – The proposed new dwelling will occupy a footprint area of approx. 60sq m. The site area of 440sq m is considered adequate to accommodate a new dwelling allowing sufficient amenity and parking. The proposal will have no detrimental impact on the locality.

Layout – The proposed dwelling will be orientated to face east to be consistent with the neighbouring property and provide a suitable right angle ‘stop’ to the run of semi-detached properties. Parking is to the front allowing onsite shared parking with space to turn and exit in a forward gear.

Scale – The new dwelling will be compatible with the scale, form and layout of the existing surrounding houses. The roof spans, height of eaves and windows along with materials used will match those of the adjacent property.

Landscaping – A screened area is allocated for bin storage. A west facing patio area will be provided to the rear. Existing perimeter fences/hedges on the site are to be retained. A 1.8m high close board fence will be erected between the new dwelling and 1 Tye Green. The garden to the new dwelling will be laid predominantly to lawn.

Appearance – The plans and elevations of the proposed dwelling are illustrated on the drawings submitted with this application. The new dwelling will be finished in painted render with some boarding at ground floor level to LA approval. Windows will be double glazed white finished cottage style casements. The roof areas will be clad with interlocking tiles to match 1 Tye Green and to LA approval.

Access – The access and parking will be finished with driveway setts. Level pedestrian access will be provided into the ground floor of the new dwelling. Onsite parking is provided with provision for turning and leaving the site in a forward gear. Consultation with the Highways Dept was not considered necessary. The drive to be constructed at right angles to the highway. The width of the access at its junction with the highway will be 4 meters, and will be provided with an appropriate dropped kerb vehicular crossing to the highway verge.

Transport – Tye Green is situated some 5 miles south-east of Saffron Walden and north of Thaxted. It is set on gently undulating ground surrounded by arable land. Access is via the B184, Dunmow to Saffron Walden Road, and Maple Lane connects in a north easterly direction to Radwinter. The addition of 2 vehicles will provide negligible impact on the surrounding road network.

Tye Green is also served by a frequent bus service with the bus stop close by. Cycle parking is provided as an alternative to vehicles.

Various clubs and societies are available in the village with a range of activities. The village hall provides a venue for some activities along with St Paul’s Mission Room, the pavilion and recreation ground. Wimbish has one Public House, The White Hart in Howlett End which is also a restaurant.

There is a primary school in the village that children from the local community can attend.

Accessible Homes – With regard to accessibility, the building will comply with ‘Lifetime Homes’. Level access to be provided. Ground floor door openings to be 750mm min clear, WC to be designed for mobility use, sockets at 450mm height and switches at 1200mm height, etc.

The new dwelling will satisfy the criteria set out in the adopted Supplementary Planning Document: Accessible Homes and Playspace.

The ground floor must comply with Part M of the Building Regulations, Policy GEN2 (Design) and have regard to Lifetime Homes - Wheelchair Accessible Housing.

‘Lifetime Homes’ – This refers to all 16 design features which includes wheelchair accessible entrance level WC with drainage provision enabling a shower to be fitted in the future, 900mm wide stair, living room window glazing to begin at 800mm or lower, etc.

Building Control also requires:

Spray taps to basins. Dual flush toilets. Site waste management. Energy Efficient lighting.

SAP calcs to exceed target rate by 25% (Code 3)