

PROPOSED PLANNING APPLICATION



MAS DESIGN CONSULTANTS LTD.

DESIGN AND ACCESS STATEMENT, JANUARY 2024

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1. INTRODUCTION:

This Statement has been prepared to accompany a planning application seeking planning permission to change the front garden of the property into an additional parking space and widen the existing driveway access.

These changes aim to provide more parking for the property with greater access whilst enhancing and improving the aesthetic quality of the property frontage.

This statement addresses key planning policy issues arising from the development proposals. This statement also sets out the design and access considerations at this site.

2. SITE CONTEXT:

The site currently consists of an existing driveway running up and parallel with the property. A small, raised lawn is located to the front garden with stepped access to the main house front door.

The site is located on Grove Road approximately 350m from The Grove and Ilkley town centre, set within the wider context of the Ilkley Conservation Area (BH7).

3. PROPOSAL:

Planning permission is being sought to construct a new parking space in the front garden of the property to alleviate parking on the road. The existing raised lawn area will be dug out and removed and replaced with a new section of driveway with porous tarmac and a resin gravel finish.

New walls will be constructed to retain and marry in the new and existing earth levels using the existing or matching walling stone. This treatment aims to retain the aesthetic of the property and be sympathetic to the site and the local area.

The existing driveway entrance will be widened to facilitate easier vehicular access into the property with new stone piers, stone rumble strip and an electric sliding gate introduced. The boundary walls will be retained and enhanced with new railings to match the existing.

These alterations and enhancements aim to replicate similar treatments located along the street, including next door and create and maintain a typical, high-quality space within the Conservation Area.

4. PLANNING POLICY CONTEXT

Appendix 2: Legislation and Council Policies Relating to Conservation Areas requires the application to be determined in accordance with the Conservation Area Status unless material considerations indicate otherwise.

The below is a list of policies considered we consider to be most relevant to the determination of this application:

Policy EN23

Policy BH12: Conservation area environment

5. DESIGN & ACCESS CONSIDERATIONS

The Design & Access Statement will assess the proposed development in respect of the below as set out by the guidance contained within the Town & Country Planning (Development Management Procedure) (England) Order 2015.

- Use and Amount,
- Scale and Appearance,
- Layout,
- Landscaping,
- Access

Use and Amount

The application seeks planning approval to change the front garden of the property into an additional parking space and widen the existing driveway access.

The principle of the development is justified in the following sections of this Statement. These conclude that the development proposals will bring about an appropriate form of development within the Conservation area. The site is also located in a sustainable location.

Scale, Appearance and layout

The development is extremely limited both in its site coverage and scale. The footprint will remain unchanged but will see a change of use from open lawn to an extended section of driveway.

The scale, design and layout are a clear response to the existing character of this site.

Landscaping

New resin gravel finish to the new parking space. New walls created using existing or matching walling stone. New piers, stone rumble strip, electric sliding gate introduced to the retained boundary with new railings to match the existing. These alterations will maintain the character of the area and create a high-quality space.

Accessibility

The site is accessed from Grove Road. The existing access route will remain unchanged but with a wider driveway entrance to facilitate easier vehicular access for modern use.

6. KEY PLANNING ISSUES

Having regard to the Development Plan and the requirements of the NPPF the below are considered to be the main issues:

- Principle of Development in the Conservation Area;
- Highways impacts

Principle of Development in the Conservation Area

Policy EN23 Development within conservation areas shown on the proposals map or subsequently designated, including extensions or alterations to existing buildings, should be sympathetic to the character and appearance of the conservation area by satisfying all the following criteria: 1) Be built of materials which are sympathetic to the conservation area; 2) Incorporate appropriate boundary treatment and landscaping; 3) Be of a scale and massing appropriate to the immediate locality; 4) Must not result in the loss of open space which contributes to the character and appearance of the conservation area. Development close to the conservation areas which is highly visible from within or has a significant impact on their setting should ensure that the scale, massing and materials are appropriate to the character and appearance of the conservation area.

The massing of the proposed site is in keeping with the original space, the garden and the driveway and the use of natural materials are sympathetic to the character of the Conservation Area.

Policy BH12: Conservation area environment. The visual impact of traffic management schemes, parking, provision of street furniture, the reintroduction of historic features and the introduction of new features into a conservation area.

2) New and replacement street furniture should be appropriate design and materials that preserve or enhance the character of the surrounding street scene.

The proposals including new parking space, retained boundary treatments with new traditional railings and a wider entrance will alleviate parking on the roadside and be sympathetic to the character of the Conservation Area.

Highway Impact

Due to the limited massing of the development the proposals will have limited impact on the highway.

7. CONCLUSIONS

This application should be considered in the context of the Bradford Councils' Conservation Area Assessment.

We believe the scale, massing and materials proposed for the changes outlined to the front garden are sympathetic to the guidelines outlined in the Councils' assessment and therefore should be viewed favourably.