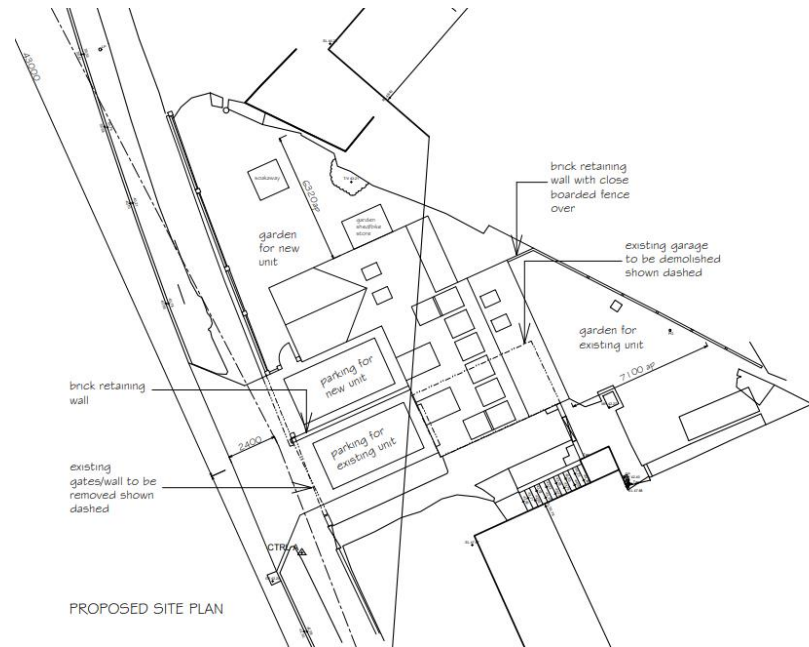
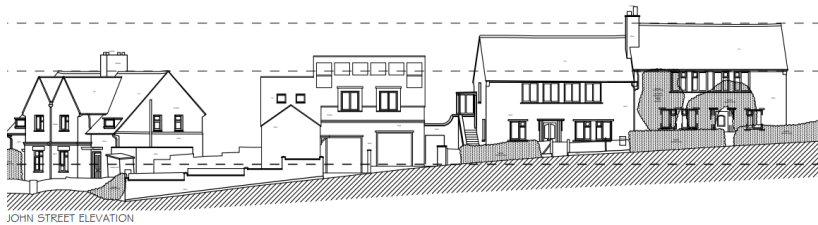


Erection of single dwelling on land adjacent to 48 John St, Thrapston.

Planning Design and Access Statement on behalf of Amelio Homes



3D Planning - Town Planning Consultancy

Planning Design and Access Statement in support of an application for the erection of single detached property on land to the north of 48 John St, Thrapston.

Introduction

Paragraph: 034 Reference ID: 26-034-20140306

This Planning Statement incorporates statements in accordance with local and national planning guidance and is to be read alongside the submitted plans and documents.

The role of this statement is to aid decision making. This is achieved by communicating the process employed to inform the development by considering the form, character, structure, and impact of the proposed development in the context of its surroundings (as set out in Note 1 below which is extracted from the Planning Policy Guidance note on Design 2014).

This statement includes an assessment of the scheme against the policies of the adopted Development Plan and other material planning policy considerations.

The application should also be considered within the context of the National Planning Policy Framework (NPPF). The key principles of national government planning policy are set out in this document and surround the concept of creating developments that are sustainable and of high quality in terms of design, sustainability, socially inclusive and protect the environment.

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

Planning Design and Access Statement in support of an application for the erection of single detached property on land to the north of 48 John St, Thrapston.

Proposal

Land to the north of 48 John St, Thrapston.

- Demolition of existing detached garage
- Erection of single detached property
- Provision of off-street parking and garage for both the host flat and the new dwelling.

The planning application is made for full planning permission and incorporates sufficient detail to enable full consideration of the proposal in context.

Planning Design and Access Statement in support of an application for the erection of single detached property on land to the north of 48 John St, Thrapston.

Site

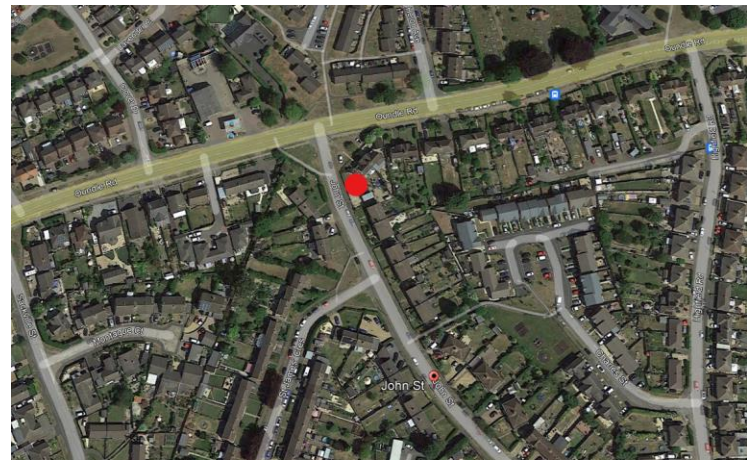
Location – land adjacent to 48 John St, Thrapston.



Location plan (existing) extract NTS



Map showing site in relation to the wider area.



Google earth extract.

Planning Design and Access Statement in support of an application for the erection of single detached property on land to the north of 48 John St, Thrapston.

Existing Use –



Views of site from John St.



View north along John St.



View of existing property from access.



Street views.

Planning Design and Access Statement in support of an application for the erection of single detached property on land to the north of 48 John St, Thrapston.



View from corner of Oundle Road and John St

Site features –



View into site showing existing garage.

Google Earth extract showing relationship to surrounding homes.

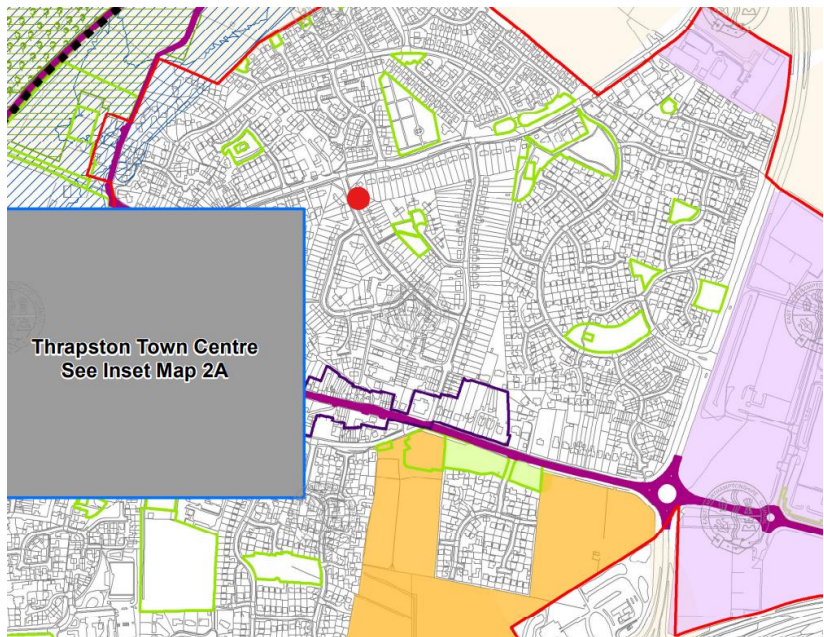


Planning Design and Access Statement in support of an application for the erection of single detached property on land to the north of 48 John St, Thrapston.

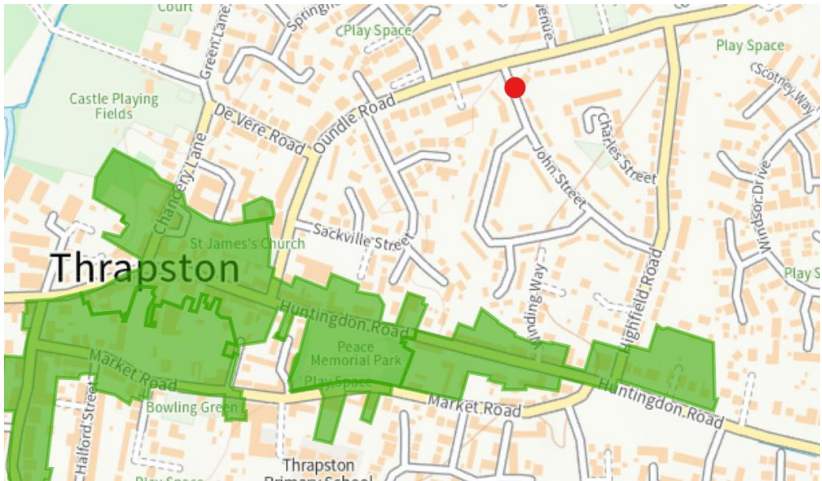
Planning background

There is no material planning history in relation to this property identified on the NNC public access website.

Planning policies



- P6 Residential Parking
- P7 flood risk



NNC interactive mapping website 25.09.23 shows that the site is not within the conservation area.

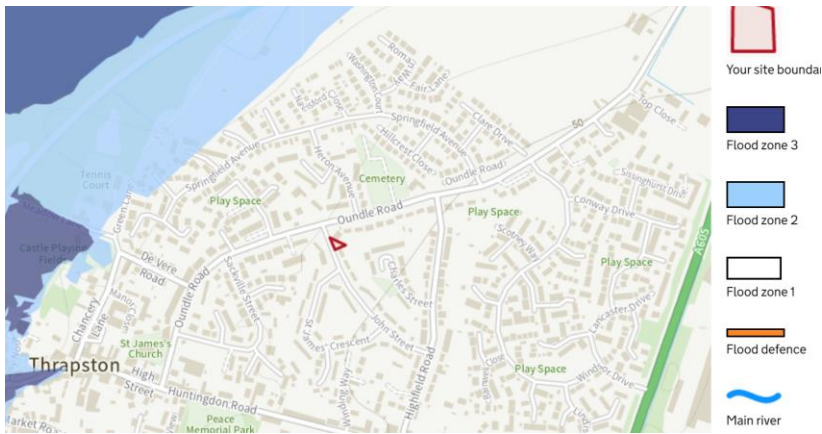
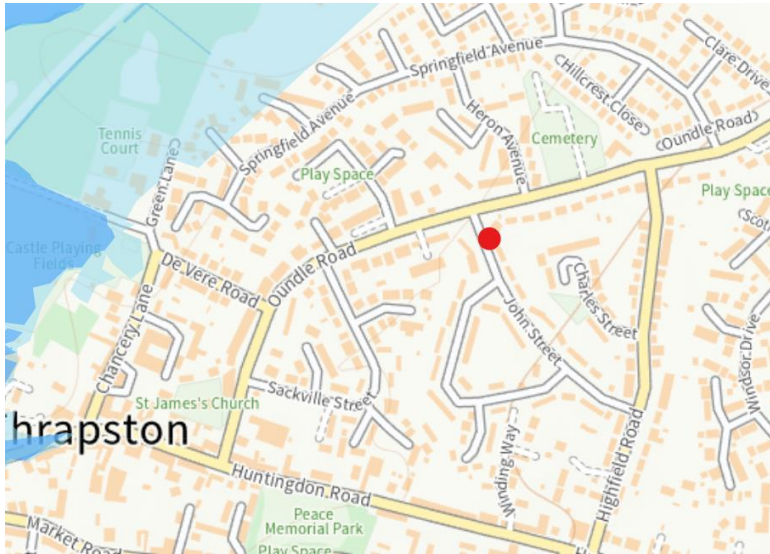
The proposal is also consistent with the principles of the Building for a Healthy Life toolkit.

Reference is made to the following key policies from the adopted local plan.

part 2;

- P1 Settlement roles
- P2 Windfall development in settlements

Planning Design and Access Statement in support of an application for the erection of single detached property on land to the north of 48 John St, Thrapston.



The Environment Agency website confirms that the site is not at risk from flooding. (above and below opposite).

Planning Design and Access Statement in support of an application for the erection of single detached property on land to the north of 48 John St, Thrapston.

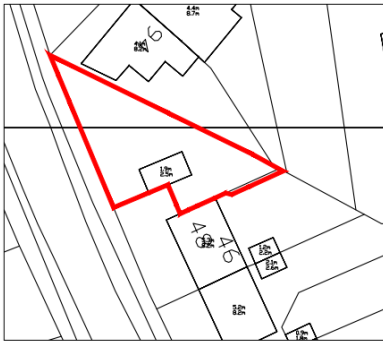
Design and Access

The section below addresses the key list of attributes required to be considered within the design and access statement, i.e.- the amount; layout; scale; landscaping and appearance of the scheme.

Amount;

- Demolition of existing garage.
- Erection of 1 new 1 bed home incorporating garaging and parking for the host dwelling and the new dwelling.

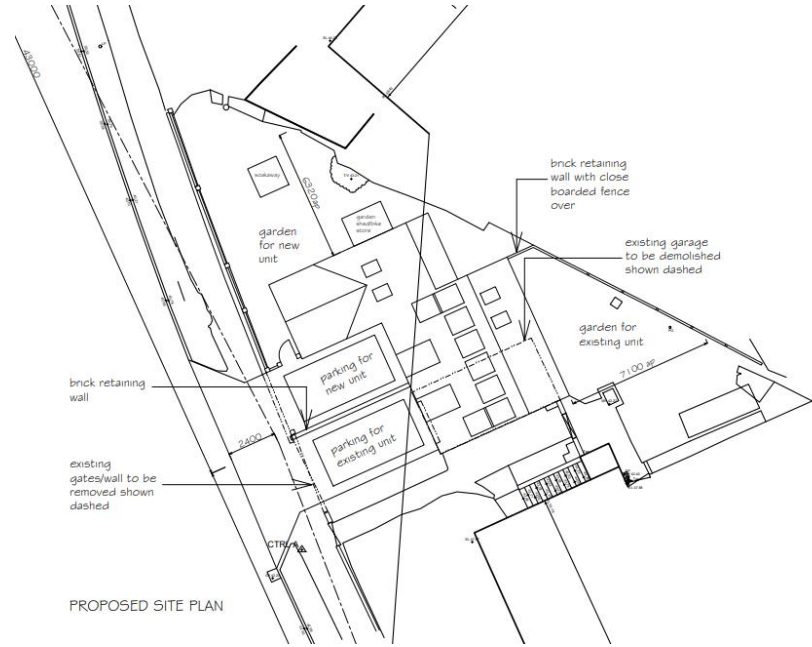
Layout;



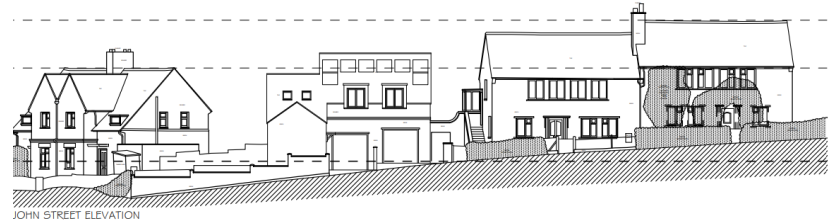
EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN



Scale/ appearance;



The proposal is a 2-storey property in keeping with the prevailing built form in the vicinity.

Planning Design and Access Statement in support of an application for the erection of single detached property on land to the north of 48 John St, Thrapston.



Proposed elevations- note

- John St elevations blend with the form, scale and character of the wider area.
- no windows on first floor overlooking the neighbouring properties.

Materials

Red brick, render and brown tile to match adjacent properties- which have unifying palette of materials having been built at the same time as part of a wider expansion on the edge of Thrapston.

Access

The site proposal uses the existing access onto John St- which will be widened to allow for parking for the new home. The proposal will meet the councils parking requirements and as such will not contribute to on street parking.

Access by public transport- the site is accessible to the local bus services- both into Thrapston and to Oundle / Peterborough.



Geopunk map extract showing site in relation to nearby bus services.

Planning Design and Access Statement in support of an application for the erection of single detached property on land to the north of 48 John St, Thrapston.

Planning issues

Principle of development

The site lies within a predominantly residential area on the north eastern side of the town- it clearly lies within the urban area. Thrapston is identified in the adopted development plan as being a sustainable location for new housing – recognising the range of higher order services and facilities available within the town.

Therefore, the principle of residential development on the site is consistent with the strategic policies and settlement hierarchy in the development plan.

Good design

Both national and local policies place great weight on good design as a core element of sustainable development. The new home is designed by an experienced local architect and is bespoke to this site.

The design was evolved through discussion with the development team following site visits and a review of constraints and opportunities offered by the site and its immediate environs.

The street elevation has been designed to reflect the relationship to the John St view and to acknowledge the change in land levels as the plot drops towards Oundle Road.

Character and design

Furthermore, in response to the NPPF the proposal is considered to be good and considerate design having regard to the prevailing design character of surrounding area; it replicates the scale and form of the adjacent homes.

It is proposed that the facing materials will match the adjacent properties and the precise detail of this can be agreed within the application process or conditioned.

Visual and residential amenity

The proposal will not cause harm to the visual amenity or integrity of the immediate area, rather it will compliment and replicate this appearance.

The proposal has been designed to respect the residential amenity of the adjoining properties particular in respect to the offset distance from the side windows of the adjacent home on Oundle Road.

The proposal layout incorporates private rear gardens for each property (existing and proposed) and because of this do not lead to overlooking or loss of amenity to adjacent properties- to this extent the proposal is considered compliant with the NPPF and material local plan policy.

Sustainable design

Energy sustainability will be addressed through fabric first approach to energy saving alongside the application of solar panels to the new dwelling.

Housing mix

The new 1 bed home is of a size that meets local housing needs for smaller homes.

Access and parking

The development proposal incorporates 2 spaces for the existing flat and 2 spaces for the new home.

FRA and site drainage

Planning Design and Access Statement in support of an application for the erection of single detached property on land to the north of 48 John St, Thrapston.

- The surface water from the site will be drained by soakaways as shown on the layout plan.
- Foul will be connected to the public system in the highway.

Biodiversity

It is understood that BNG on smaller sites has been postponed until April 2024 and as such it is considered that given the character and location of the site- any ecological requirements can be secured by condition.

Conclusions

The proposal is for infill development within a defined settlement boundary and is therefore consistent with the strategic policies within the development plan.

The proposal will replicate the form, character and appearance of the surrounding development and is considered to be appropriate in terms of design and appearance in conformity with material planning policies in the local plan and in the NPPF.

The proposal does not cause unacceptable harm to residential amenity of the adjacent properties and is therefore consistent with amenity policies in the development plan.

Overall, the application is considered consistent with the provisions of the development plan in terms of spatial planning and development impacts, and as such in accordance with NPPF para 11 it is requested that planning permission be granted.