

Design And Access Statement
114-116 Cecil Drive, Corby Northants NN18 8BQ

Introduction

The application proposal is a revised scheme following a refusal on the 2nd August 2021. The amended scheme results in a change that seeks to respect the character and appearance of the local area. The proposed scheme results in a dormer bungalow that has lowered verticality a reduced scale and mass.

Site and Surrounding

The subject property is a single family dwelling house situated at the junction of Cecil Drive and Cheriton Road. The property is set on a generous corner plot with a large side and rear garden. The local area has no distinct character and consists of circa 1960s pebble dash render two storey properties set on generous plots. Cecil Drive benefits from an array of services commensurate with its residential setting. There are within a comfortable walking distance access to a parade of shops, and doctor's surgery. The area is well served by a local bus service.

Application Proposal

The proposed bungalow dormer would be set back from the right side elevation defined by a wooden boundary fence. The scheme would have a good inter face distance from the host dwelling. The bungalow would be modest in scale and mass with a considerable reduced verticality resembling a single storey rear annex. The bungalow would not compete in terms of height with its host. The resultant effect of the proposal would be a building respectful of its host and the local character of the area.

The proposed scheme meets the nationally prescribe space standards and offers the future occupiers adequate living space.

The scheme would be appropriately located having regard to the place shaping policies of the JCS, accessibility of services and facilities and the effect on the character and appearance of the local area. The revised scheme is a marked improvement from the refused scheme. A modest dormer bungalow set to the

rear of its host, respectful in vertical formation to it's host. A building that would not detract from the character of the local area.

The building would be set under a tiled roof matching the existing host in terms of external finish and materials. There would not be a permanent effect and consequent change to the appreciation of the immediate streetscape by the formation of a modest bungalow dormer. The proposed scheme does not give rise to the loss of openness nor is it a harmful alteration to the street scene. The bungalow dormer proposed would not be visually prominent than any rear single storey structure that, may be set to the rear of, any of the dwellings along Cecil Drive. The land to the rear of the host dwelling is flat and does not undulate. The site lends itself well to the development of the scheme proposed. There is a mature tree that would also provide natural screening to the scheme from Cheriton Road.

Conclusion

The application proposal makes no significant incursion into the street scene that should result in a refusal. The proposal does not conflicts with policies of the JCS, and complies with the policies of the development plan. The proposed bungalow dormer is modest in scale and mass and its effect are predominantly localised and limited.