



**MIKE PRINGLE DEVELOPMENT SERVICES**

**31 Lanes End**

**Brislington**

**Bristol**

**BS4 5DP**

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**Design and Access Statement**

**13 Widcombe**

**Whitchurch**

**BRISTOL**

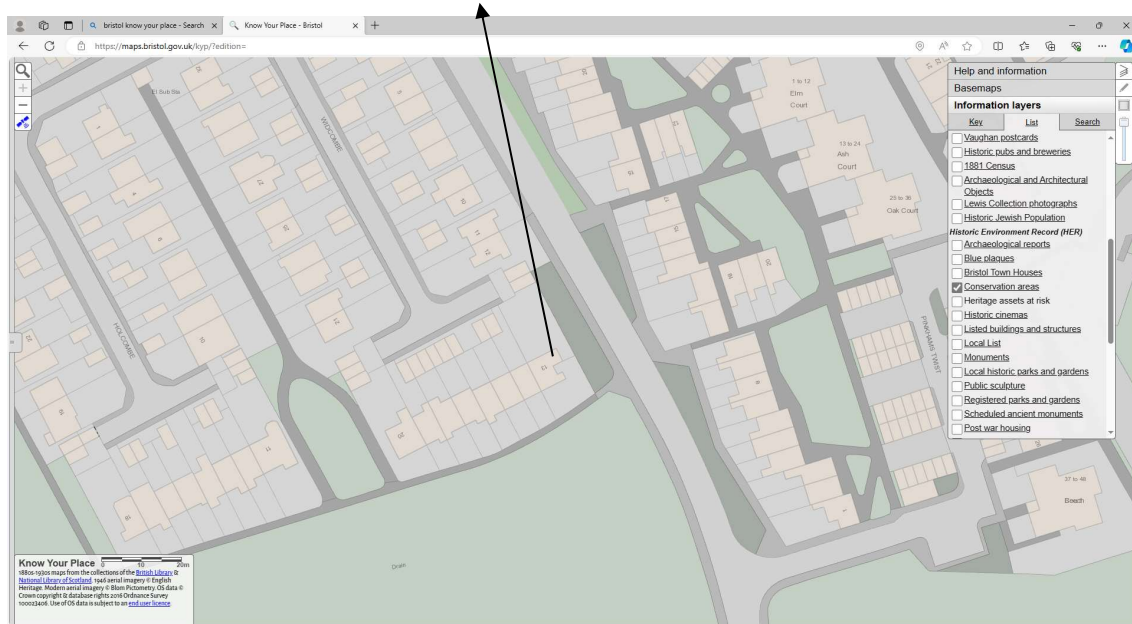
**Use and Amount**

The proposal is to build a new semi-detached 2-bedroom dwelling attached to the side of the existing.

**Original Use**

The area we propose to build on is currently side garden.

**Proposed development site**



## **Layout and Design**

The house will have a living area at the front with a large kitchen dining area to the rear. On the first floor will be 2 bedrooms with a family bathroom. The layout of the house will keep it in keeping with the surrounding houses.

We are proposing to use solar panels on the roof and provide the dwelling with an electric vehicle charge point to allow for sustainable living in the dwelling.

## **Access**

Access can be gained from the front of the property

## **Travel**

The local area has many travel options including many bus stops within close proximity for easy access to the city centre. The house will be provided with 1 off street parking spaces, with a cycle store to accommodate 3 bicycles. The house will be provided with room for bin and recycling storage at the front of the properties. The bins and recycling will be brought to the pavement on collection days.

## **NATIONAL POLICY**

National Planning Policy Framework (NPPF)

Paragraph 10 of the NPPF states that 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.' Paragraph 60 of the NPPF states 'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'

Paragraph 62 of the NPPF states 'Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).'

Paragraph 69 of the NPPF states 'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes;].
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.’

Paragraph 92 states that “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- c) Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.”

Paragraph 119 states “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.” Paragraph 120 states “Planning policies and decisions should:

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- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains– such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street

scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.”

### **Our Proposal**

Our host dwelling will be left with a similar size plot to the rest of the dwelling on widcombe, ensuring it will be in keeping with the area. The proposed dwelling will make better use of the land without having a negative impact on the existing dwelling, both dwelling will be provided with parking to meet Bristol City Councils policy along with bike storage and waste storage.

The new 2 bedroom dwelling would meet Bristol minimum space standards and provide a high quality family home.

### **Conclusion**

The new dwelling will have no effect on the surrounding house and we can provide all parking and bicycle needs. The dwelling will be in keeping with the street and a nice addition to the street scene.

The new dwelling will make better use of the land by providing housing.