



Stuart Henley & Partners

**Planning, Design
& Access Statement**

For

Planning Application

At

**Land rear of 229 Turners Road North
Luton LU2 9AH**

**Suite 13, Rivers Lodge,
West Common,
Harpenden
AL5 2JD**

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1.0 Introduction:

The application site comprises part of the rear garden of number No229 Turners Road North and lies to the south-west of Stronnell Close in Luton.

The site is located in between two single dwelling houses, being No2 Stronnell Close [formerly gardens r/o No231 & 233 Turners Road North] and newly erected 2a Stronnell Close [formerly gardens r/o No227 & 225 Turners Road North].

The application site comprises of a large, detached workshop building. The workshop provides approximately 120sqm of accommodation. The width of the workshop is such that it occupies the full width of the site, with its flank walls being set up to the boundary.

The front and rear walls both comprise of a single door opening along with a wide & full height roller shutter opening. The Workshop benefits from a modest rear garden/yard with space to the front.

Access to the site is from Stronnell Close, via a shared access way which is used by the application site and by No2 and 2a Stronnell Close.

Residential houses are located throughout the vicinity of the application site and within the immediate and wider context of the site. The house designs & styles of these dwellings are varied comprising of two-storey houses and bungalows with pitched roofs, gable ends and dormers, raised in facing brickwork and tiled roof finishes.

2.0 Proposals

It is proposed to demolish the workshop and erect in its place a 1 ½ storey 2-bedroom dwelling house.

The Scheme is identical to the previously approved planning application 06/01606/FUL which was approved by way of Appeal [Appeal APP/B0230/A/08/2060801], except for infilling of the porch area – this however does not materially change the scheme approved by appeal.

3.0 Relevant Planning History

06/01606/FUL: Erection of detached 1 ½ storey 2-bedroom dwelling rear of No229 Turners Road North. *Appeal Allowed.*

21/00351/FUL: Erection of a two-bed detached bungalow to land rear of No225-227 Turners Road North: *Appeal Allowed*

4.0 Planning Considerations:

The main issues relate to the principle of development, the impact of the development on the character & appearance of the area, the residential amenity and the impact on parking provision and highway safety.

All of the above issues have been previously assessed by the Planning Inspector appointed by the Secretary of State.

The Planning Inspector, having considered the issues set out above, determined that any impact resulting from the Scheme was acceptable with no detrimental impacts arising.

This is a material consideration of this application which must be considered when reviewing and deciding this Application – which essentially aim to renew the expired approval granted at Appeal.

5.0 Character and Appearance

The design of the surrounding area is varied and comprises of a mix of bungalows and two-storey houses. The proposals would therefore complement these varied styles and would not be incongruous.

In addition, the proposed dwelling would be finished in matching external materials and the plans confirm that these will be matching clay roof tiles and matching facing brickwork.

6.0 Design

With regards to internal space, the dwelling would have a gross internal floor area of 70m² which complies with the national recommendations.

Appendix 6 of the adopted Local Plan states that for new dwellinghouses:

“provision of an enclosed rear garden of 90 sqm should be made other than units of 1-2 bedrooms where a lesser area will be considered. Smaller enclosures could also be

acceptable having regard to the character of the area and design of the house, in any event, the area shall not be smaller than 45 sqm”.

The proposed development would have an enclosed rear garden of approximately 80m² which would exceed the LPA’s standards.

The proposed development would therefore provide an acceptable residential amenity for the future occupiers both internally and externally.

As proposed dwelling would be only 1 ½ Storeys, it would not be unduly intrusive in the locality. Windows are inserted in such a way as to avoid overlooking and loss of privacy to the adjoining property occupiers. No side facing windows have been provided.

With reference to the generous separation distances from the neighbouring properties, both to the side and to the front of the application site, the development would preserve the residential amenities of these adjoining properties and would therefore not conflict with Policy LLP25.

Such interpretation is supported by the Planning Inspectors decision.

7.0 Access, parking provision and highway safety

The proposed development would be served by an existing access which is shared with No2 & 2a Stronnell Close. No changes are proposed to this access way.

Planning Policy requires a maximum provision of 2 spaces or lower, depending on the accessibility of the site for a 2 or 3-bedroom dwelling.

In this case, the proposed development would provide 2 parking spaces thus complying with Policy LLP32 and the associated parking standards.

Furthermore, the site lies within walking distance of Ashcroft Road which is a bus route with frequent service into the town centre.

8.0 Conclusion

The proposed development is not contrary to the Council’s adopted local plan policies. The proposed dwelling would be sympathetic to, and in keeping with the neighbouring residential properties which, in this instance is supported by the existence of the Planning Inspectors Appeal Decision.

The proposals therefore do not cause any demonstrable harm to the character and appearance of the locality and would not have an adverse effect on residential amenities.

The proposal constitutes sustainable development and hence, the NPPF advises that there should be a presumption in favour of such developments.

Given the above the LPA is requested to grant planning permission for the proposed development.