

PLANNING/DESIGN ACCESS STATEMENT

Erection of a three bed attached bungalow with associated parking and amenity space at land rear of
297-299 Ashcroft Road

Introduction

This Design and access statement has been prepared as a requirement of the Local Authority to supplement the planning application for the erection of a detached bungalow

The design and access statement aims to:

- Appraise the design in respect of the Physical, Social, Economic and Planning Policy context.
- Evaluate the potential opportunities and constraints of the proposed development.
- Describe the design
n of the proposed development and specifically address the issues of the use, density, layout, scale, appearance and landscape.

Design

Physical, social and Economic Context

The application site is located to the rear of two semi-detached properties No 's 297 – 299 Ashcroft Road. It is a back land site, which previously formed part of the rear gardens of these properties. The site has been cleared and the gardens of the No's 297 – 299 have been enclosed with fencing.

Density

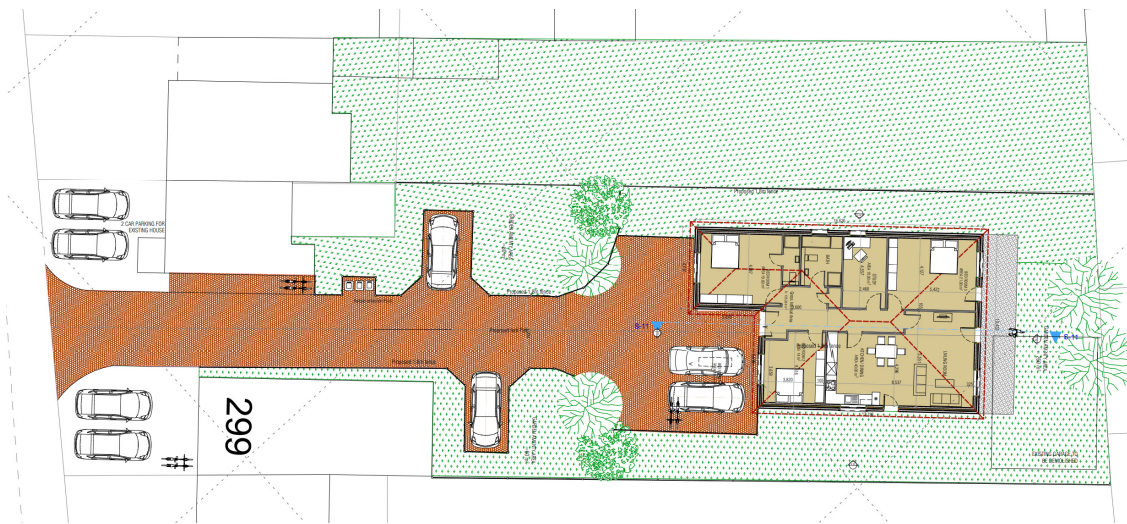
The Total Gross Area of site is approximately 1030m².

Layout & Design

The main planning considerations are the effect of the proposal on the appearance and character of the area and the amenities of the neighboring properties.

- Principle of Development;
- Design;
- Character and Street Scene Implications;
- Living Environment for Future Occupiers
- Adjoining Occupiers;
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- The scheme would comply with provision of internal floor space consistent with the Nationally Described Space Standards (NDSS) issued by MHCLG (March 2015). The development would also provide for a logical arrangement that would serve each habitable room with an appropriate amount of light penetration and outlook. The provision of external amenity space is considered to be in accordance with the standards as set out within Appendix 6 of the Luton Local Plan 2011-2031.
- For new dwellinghouses provision of an enclosed rear garden of 90q.m. should be made, Proposed house will have 260 m² amenity space while existing houses will have 80 and 60 m².



Principle of Development.

Policy LLP15 of the Luton Local Plan 2011-2031 (Housing Provision) relates to the provision of additional housing on unallocated sites and states that permission should be granted for additional dwelling(s) provided that it would not lead to the loss of a use for which there is a recognised local need, that the development would not result in the over-development of the site, and that the proposed accommodation meets the identified requirements within the Luton Housing Market Area (LHMA) set out within the Strategic Housing Market Assessment (SHMA). These identified requirements are monitored through the yearly publication of the Strategic Housing Land Availability Assessment (SHLAA). Providing an appropriate proportion of larger units, the development would contribute towards the identified need of the LHMA.

The proposal is seeking a 3 bedroom dwelling which provides a much needed large family dwelling and would contribute towards the identified need of the LHMA. The development would not result in the loss of a use for which there is a recognised need. By reason of its careful design, the revised scheme is not considered to represent an over-intensive or cramped form of development. In light of the foregoing the principle of an attached dwelling on the site is anticipated to be acceptable.

The development would not result in the loss of a use for which there is a recognised need. By reason of its scale and siting the scheme would not represent an over-intensive form of development. This would not have a harmful effect on the street scene and the character of the area, discussed in more detail in the headings below.

Design

The proposal aims to construct a attached three-bedroom residence that aligns seamlessly with the surrounding design aesthetic, avoiding any discordance in terms of architectural style. The dwelling is conceived as a two-storey dwelling, characterized by a brick/ render and tile finish.

Every aspect of the design is conceived in careful consideration of its contextual surroundings, fostering a sense of visual harmony. The scale, architectural design, and external materials chosen are deliberately in keeping with the existing units in the vicinity, maintaining a consistency that contributes positively to the overall character of the neighbourhood.

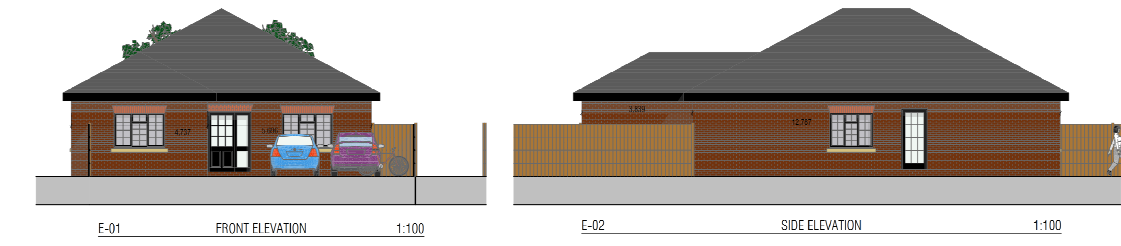
Anticipating no conflicts with Policies LLP1 and LLP19, and in alignment with paragraph 17 of the National Planning Policy Framework (NPPF), the proposal adheres to the principles of high-quality design, with a particular emphasis on enhancing the appearance and character of the immediate area.

Character and Street Scene Implications

The adopted scale corresponds to the scale and proportions of the building in the surrounding area. The proposal would create a comfortable and familiar environment for people and neighboring properties.

This proposal has the tiled pitch roof design and of a similar appearance as surround roofs., therefore it will not be out of character with the street scene.

As On the basis of the foregoing, given that the development will be situated at the rear of existing property and not visible form main road and in line with the neighbouring properties, the design of the proposed dwelling is anticipated to be acceptable in this case.



Living Environment for Future Occupiers

The scheme would comply with the provision of internal floor space consistent with the Nationally Described Space Standards (NDSS) issued by MHCLG (March 2015). The development would also provide for a logical arrangement that would serve each habitable room with an appropriate amount of light penetration and outlook. The provision of external amenity space is in accordance with the standards as set out within Appendix 6 of the Luton Local Plan 2011-2031.

Adjoining Occupiers

Owing to the characteristics and location of the development, the properties that would be materially implicated by the scheme would be No's 297 and 299 Ashcroft Road. Both properties are HMO (C2 use).

Both properties will have 80 and 60 sqm respectively.

With respect to the impact on the properties in Littlefield Road, as development is designed as single storey, overlooking impact will not be an issue.

In terms of noise and disturbance from the access road and the parking at the rear, additional activity by the development would not cause undue harm given the suburban location of the site.

Similarly appeal decision (Ref: APP/B0230/W/20/3265089) for nearby site "279 Ashcroft Road" clearly establish the principle of backhand development Luton

Parking provision

Vehicle and pedestrian access to the site would be via the existing access between no. 2971 and 299 Ashcroft Road, which is considered sufficient width to enable access to the development. In terms of

the parking spaces, according to the parking layout as proposed would have 3 spaces located on the front driveway.

The level of parking shown would accord with the current adopted parking standards. The existing properties are also shown to retain 2 parking spaces on the front and one at the rear, in accordance with the standards.

The ongoing development is not expected to impact the existing parking arrangements, ensuring no significant consequences.

Conclusions

It is anticipated that the scheme offers no significant detrimental impact upon the street scene, character of the original building or amenities of the adjoining neighbours
The proposal would comply with the objectives of Policies LLP1, LLP19 and LLP25 of the Luton Local Plan and guidance given in the NPPF.