

Design & Access Statement:

For a Proposed Dwelling at Land Adjacent 227 Abbott Road, Mansfield for Mr and Mrs K Amatt.

This Design and Access Statement is submitted in support of an OUTLINE PLANNING APPLICATION for a proposed dwelling at land adjacent 227 Abbott Road, Mansfield. This application is made as an existing consent, approved on the 1st March 2021 (MDC Reference: 2021/0074/OUT), is due to expire shortly.

Part 1 – Assessment:

1. The site forms part of the residential curtilage of 227 Abbott Road. The existing dwelling has a substantial plot of land measuring approximately 75m length by 40m width.
2. The proposed development site is a parcel of the above plot, situated to the south of and adjacent to the existing dwelling. A range of garages currently exist on the site.
3. The site is situated within a predominantly residential area with housing of mixed sizes to the north, south and east of the site. The area to the west, on the opposite side of Abbott Road, is currently being developed for housing.
4. The principle of development has been established by way of the existing consent. The site is within the urban boundary of the adopted Mansfield District Local Plan.
5. Planning Policy Framework:
The following policies from the Adopted Mansfield District Local Plan (September 2020) are considered to be relevant:

Policy S1 Presumption in favour of sustainable development

1. The council will work proactively with applicants and other stakeholders to seek solutions to ensure that proposals contribute to sustainable development and can be approved wherever possible, and will contribute towards improvements to the economic, social and environmental conditions in Mansfield district.
2. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.
3. If there are no policies relevant to the application or the policies which are most important for determining the application are out of date at the time of making the decision, then planning permission will be granted unless material considerations indicate otherwise – taking into account whether:
 - a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - b. the application of policies within the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.

Policy P2 Safe, healthy and attractive development

1. Development will be supported provided it creates a strong sense of place and is inclusive and accessible and appropriate to its context in terms of layout, scale, density, detailing and materials through:
 - a. respecting, where appropriate, existing patterns of development which contribute to the character of the area;
 - b. retaining, integrating and enhancing existing built and natural features which contribute to creating a distinctive identity;
 - c. taking opportunities to create new public open spaces, landmark buildings, landscape features (including street trees), views and public art as an integral part of the design;
 - d. taking opportunities to promote physical activity;
 - e. providing variety, on larger developments, with different character areas and a hierarchy of street types;
 - f. creating attractive streetscapes and spaces which are defined and brought to life by the layout, scale and appearance of the buildings;

g. minimising the opportunities for crime by designing in high levels of security which meets 'secure by design' principles (or equivalent) including the use of natural surveillance and ensuring public spaces are clearly distinguished from private spaces and are well lit;

h. providing adequate and accessible external storage space for waste, recycling and bicycles;

i. avoiding obtrusive skyline views; and j. ensuring that any tall buildings are appropriate to their location, are of high quality design and do not detract from key views or heritage assets and their settings, nor create unacceptable local environmental conditions.

It will be shown in the sections on DESIGN how these policies can and will be complied with.

6. INVOLVEMENT:
Neighbouring properties will have been consulted over the previous approved scheme and so should be aware that an outline consent already exists on the site.
7. EVALUATION:
Subject to achieving a satisfactory design solution in terms of scale and materials it is considered that the assessment shows that the proposed developments should be acceptable.

Part 2 – Design & Access:

The proposal relates to the construction of a single family dwelling for residential use only. As this application is in OUTLINE only the following descriptions are indicative subject to a future application for approval of reserved matters.

1. AMOUNT:
One attic bungalow with attached garage is proposed for the site. The footprint of the dwelling and garage together would be approximately 140 square metres.
2. LAYOUT:
The proposed layout of the site can be seen on the layout plan accompanying this application. The dwelling has been positioned in a lengthways direction on the plot, similar in arrangement to the adjacent 227A Abbott Road. The footprint of the proposed dwelling is roughly where the existing garages are at present. The proposed dwelling is situated following a general building line established by numbers 227 and 227A.

Principle windows would be to the front and rear elevations. It is envisaged that only secondary windows such as bathrooms and en-suites etc would need to be on the side elevations and these could be treated with obscure glazing as appropriate to protect neighbouring residential amenity. The roof is designed to slope away from both adjoining properties.

3. SCALE:
The dwelling proposed is of a similar size and scale to neighbouring properties. Although indicative, the accompanying plan suggests a dwelling with a footprint of around 7.5m x 16m and an overall height of around 7.5m. A building of this size and scale, with ground and roof space accommodation along with an attached garage is considered appropriate given the size of the plot.
4. LANDSCAPING:
The front garden will consist of formal gardens with an access drive to the garage. Turning facilities will be provided to ensure that a vehicle can enter and leave the site in a forward direction.

The rear garden will be a lawned family garden.

Boundary treatments are likely to be close boarded fencing to a maximum height of 2m to the sides and rear of the dwelling, and a maximum height of 1m in front of the dwelling (as boundaries to 227 and 227A). The front boundary treatment could be either the retention of the existing hedge or a new low brickwork wall subject to final design and preferences.

5. APPEARANCE:
Construction materials will be of traditional brickwork with tiled roof. Brick detailing to door and window heads and cills will add architectural character.

6. ACCESS:

The proposed site is located within a predominantly residential area with good public transport links to Mansfield town centre, approximately two miles away. Local shops within walking distance are on nearby Chesterfield Road North and Westfield Lane.

The drive access will allow for vehicles to enter and leave in a forward direction and will be splayed so as to improve visibility between vehicles entering or leaving the site and pedestrians on Abbott Road. The new property will be built in accordance with Building Regulations Approved Document M as relates to matters of disabled access and use (or equivalent documentation as current, subject to the actual date of construction).

CONCLUSION:

Taking into account all aspects outlined in this Design & Access Statement it is considered that the proposed dwelling will accord with all the relevant policies of the Mansfield District Local Plan and supplementary guidance such as the Space about Dwellings Standards etc. It is sited in the best possible position on the plot and will integrate well with existing neighbouring properties without detriment to the surrounding area.

SUPPLEMENTARY INFORMATION to satisfy MDC Validation Schedule Requirements for OUTLINE Applications with some matters reserved:

1. Affordable Housing Assessment: not required as less than 15 dwellings are being proposed.
2. Air quality assessment: not required as the site is not within or adjacent to an AQMA
3. Biodiversity Survey and Report: not applicable.
4. Environment Assessment: not applicable.
5. Flood Risk Assessment: the site has been assessed and is not within a designated flood risk area as determined by the Environment Agency.
6. Foul Sewage and Utilities Assessment: not required as less than 10 dwellings are being proposed.
7. Heritage Statement: not applicable.
8. Land Contamination Assessment: not required as the site is part of an existing residential curtilage.
9. Noise Impact Assessment: not applicable.
10. Open Space: not applicable as less than 5 dwellings are being proposed.
11. Planning Obligations: not applicable.
12. Planning Statement: this Design & Access Statement sets out the two key Local Plan policies and the Design section sets out an appropriate level of information to demonstrate how these are complied with.
13. Transport Assessment: not applicable.
14. Travel Plan: not applicable.
15. Ventilation / Extraction Statement: not applicable.

FEBRUARY 2024