

## Planning Statement

Address: 5 Second Avenue, Bardsey, LS17 9BQ

Doc Ref: 2023-5SEC-PS REV-A (22/02/2024)

This statement has been prepared in support of a planning application for:

**Demolition of existing detached bungalow and garage and erection of new dwelling and garage at 5 Second Avenue, Bardsey.**

Working alongside the client and taking into account the previous officers reports regarding the reasons for refusal on applications ref: 23/07184/FU and ref: 23/05125/FU a number of significant changes have been made to overcome the previous planning objections but the application in essence remains the same:- **'Demolition of existing detached bungalow and garage; erection of new dwelling and garage'**.

The client has children attending primary school within the area and it is his intention to reside at the property once completed.

The application site falls within the Bardsey Cum Rigton neighbourhood but lies outside the Village Conservation Area and Green Belt.

Second Avenue and the linked First Avenue are consistent with interwar development in a loose arts and crafts style, although over the years extensions and infill development have diluted this character and there is no longer a consistent motif leading to an inconsistent architectural character whether that be in the built form or approved planning.

Second Avenue and First Avenue are both also unusual as there is a sharp gradient that decreases from Wetherby Road (A58) to the north western sections. This means that some houses sit upon a heightened ground level to their neighbours with the rooflines following the natural fall in ground levels.

The existing access will remain with off road parking for two vehicles on site.

EV charging points and cycle storage will be provided within the garage and site.

Space for three refuse bins will be provided on site.

The 12m code has been adhered to within the siting of the proposed dwelling in order to respect the amenity of neighbours.

In making significant changes, to the refused applications, our client is presenting a proposal that will hopefully address the comments previously raised and planning granted in due course.

Nevertheless, in the event any part of the proposal raises any concerns that you may have please do not hesitate to engage with us at your earliest convenience in order that both parties can address the concerns in a positive and pro-active manner before any final decision is taken.

Shoaib Mahmood