

# **DESIGN AND ACCESS STATEMENT**

## **PROJECT: Proposed new 2No. Two bedroom dwelling adjacent to 57 Greenside, Mangotsfield, Bristol.**

### **Introduction**

This proposal is for the construction of a new 2 bedroom detached house on the side garden of an existing 3 bedroom house . The existing house is on an internal corner plot which fronts onto Greenside, Mangotsfield.

### **Site Analysis**

The site is located close to the centre of Mangotsfield village in an existing residential area.

The existing building on the site is a semi detached 3 bed house circa 1960 in an area of mixed house types, sizes and ages.

The location of the site with facilities all within walking distance and close to established bus routes makes the location highly sustainable.

The site has pedestrian and vehicular access from Greenside.

The proposed dwelling will be formed by sub dividing the garden to the side and rear.

### **Site constraints and Opportunities**

The scheme provides an additional unit of affordable accommodation in an area of high demand and follows the grain of development on the adjacent site.

The attached plans indicate how the building can be located causing no detrimental impact on neighbours or visual amenity.

There are no over-looking issues as a result of the proposal . The created dwelling will have a long enclosed private garden to the south and a smaller enclosed area to the north as shown .

The site basically flat and is currently open to the front and enclosed by 2-3m high hedging/walling on the east side. There is a change of level on this boundary so that the site is set 1-1.5m below the adjacent rear gardens.

No significant trees will be disturbed as a result of the proposals.

### **Community/Neighbour Engagement**

The application is in only for a small unit therefore the applicant feels that the planning process will provide opportunity for local residents to comment therefore a community engagement process has not been carried out.

## **Relevant Planning Policy**

National Planning Policy is supportive of the development in its commitment to sustainable development and good design. The South Gloucestershire Council Local Development Plan is the adopted development plan for the area. Due consideration has been given to design guides within this document.

## **Design Character-Landscaping**

The only alterations to the landscape proposed as part of this application are wall and fence enclosures as shown, paving to patios and paths and general garden planting. Existing perimeter walled and hedged boundaries are to be repaired and retained .

## **Design Character-Appearance**

The drawings include plans and elevations to indicate how massing and design could be carried out. Walls are rendered with composite board detailing and roof tiles to match the existing house. These materials will reflect the character of the host building as shown.

## **Access**

There are no extraordinary access implications . Ample off road parking is available for both existing and proposed dwellings as shown. There is in any case ample on road parking.

## **Community Safety**

It is not considered that the proposal raises any issues of community safety beyond those that are currently experienced.

## **Environmental Sustainability and Movement**

The large side garden does not easily relate the existing dwelling, hence the proposal to redevelop the site . The contribution the proposal would make therefore would be to enhance the appearance of the site and create valuable housing stock in an area of high demand.

There are no flood risk or environmental affecting the works nor any detrimental effects on access and movement as a result.

The applicant is not aware of any Archaeological issues.

## **Conclusion**

The proposals provide for the sensitive redevelopment of the site. The site is significantly lower than the adjacent gardens and habitable room windows are restricted to the West and South therefore the proposal will

not detrimentally impact neighbours . Residential use is entirely compatible with neighbouring properties. There would be no detrimental impact on adjoining owners or detrimental effect on any issues of acknowledged importance including National and Local Planning policy or Technical Advice notes. It is therefore respectfully suggested that Planning Permission be granted.

BPA Consultants  
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