

Design and Access Statement

This application is for outline planning with all matters reserved, and is for the consideration of a single dwelling, and as such would routinely not require a D&A Statement.

There are no adverse issues identified by the proposal for a future dwelling on the site.

The site is currently additional garden space, and already has vehicular access to a double garage at the rear of the site.

The area borders conservation areas, however it is of note:

The site is essentially an infill site where both sides of the road (CHURCH WAY) is lined with separate dwellings on both sides of the road for the entirety of its length.

One side of the road is a traditional council estate (All Saints Road) built on what would have been conservation area, and there are no aspects of unique importance in relation to architectural, historical or natural integrity. On the side of the road upon which the site is located, there is a line of 8 or 9 properties of predominantly stone construction, and the proposed site sits in that line as a notable gap that, were it not owned by the neighbouring property, would undoubtedly already be a developed site.

The road is on a reasonably steep incline, however the neighbouring property below is a large 3 storey house, establishing an already high roofline that would be higher than any development and will not be overshadowed by a taller development – sympathetic building materials (stone facing) and roofline height could be easily specified as unreserved matters at a later stage, but it is clear a 2 storey development built in stone would present no deleterious visual impact on the area and not impact the enjoyment of neighbouring properties by the owners and would sit below the established rooflines. There are existing properties on all sides of the site or adjoining land owned by the applicant, and as such there are no identified conservation issues as there is no aesthetic, historic or architectural matters relevant that would be affected by development, or indeed identified at all.

Development would not destroy any natural habitat, hedgerow, drainage systems, there is ample space for off road parking for multiple vehicles and an existing double garage already on site.