

DESIGN, ACCESS & PLANNING STATEMENT

“Proposed New Dwelling” at: Land adjacent to Dene Hollow Cottage, Highfield Lane, Lydney, GL15 4LL.

Prepared by

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1. INTRODUCTION

i. Introduction

This Design, Access & Planning Statement has been prepared by Apex Architecture Limited and is intended to support the current Planning Application for the creation of a new dwelling on existing garden adjacent to Dene Hollow Cottage, Highfield Lane, Lydney, GL15 4LL.

This Statement has been prepared in line with government guidance which advises that such statements be submitted with the Planning Applications and states that proposed developments should be considered in relation to the wider context, and not just the development site and it's immediately adjacent buildings.

Permission in Principle (P.I.P) was granted on appeal (1st December 2023) for one dwelling at Land Adjacent to Dene Hollow, Highfield Lane, Lydney in accordance with the terms of the application, Ref. P0407/23/PIP, dated 20th March, 2023. This application is based on the PIP with the proposal of a new single dwelling on the same site, however is not a continuation of the PIP process seeking Technical Details Consent, rather it is a Full Planning Application.

The report should be read in conjunction with other material submitted:-

- The application forms
- The application drawings
- Preliminary Ecological Appraisal Report



Fig. 1: Existing Location Plan (NTS)



ii. Background & Objective

Apex Architecture Limited were appointed to prepare documents to support a planning application to the Forest of Dean District Council, for the proposed creation of a new dwelling on land adjacent to Dene Hollow Cottage, Highfield Lane, Lydney.

The site is located within a locally distinctive area covered by Forest of Dean District Council and is within the village of Lydney. To the North, the site is bounded by Highfield Lane and residential properties. To the East is an existing single dwelling house, to the East is Dene Hollow Cottage and to the south is the garden of Dene Hollow Cottage.

Site Location



Fig. 2: Aerial view of the site (NTS)



2. PROPOSAL

i. Amount of Development

The proposal will involve the construction of a detached bungalow house with habitable attic space. The proposed dwelling will have three bedrooms. The granted PIP application has established that the principle of a single dwelling on the site is suitable. Within the decision notice for the PIP appeal, it was stated (item 12) that ***'given that the site is part of a garden which contains a number of domestic outbuildings, its character and appearance is already residential and the proposal would not result in an encroachment of built form into the open countryside or harm to the character of the area'***. The decision notice then goes on to state that the proposed site ***'would be a suitable location for a new residential development'***.

Due to the natural gradient of the site, the proposed dwelling will be partially set into the site with the addition of a small retaining wall to the North West of the proposed property.

The gross internal floor area of the proposed dwelling is 178m² (over both floors, including garage), the overall site measuring 552m².

In terms of size and scale, the proposed dwelling will not be dominant and sits harmoniously into the landscape and well below the closest properties. Within the decision notice for the PIP appeal (item 14), it was stated that ***'The site is big enough to accommodate one dwelling of a size commensurate with those around it'***.

ii. Layout & Design

The site layout provides the most logical approach to the positioning of the new dwelling. The house is set back from the edge of the highway to the North and the front elevation will face the highway. The design is traditional in terms of form and materials, and whilst there is no defined consistent housing style or vernacular in Highfield Lane, the proposal will be in keeping and as such harmonise with the surrounding context.

The proposed dwelling and layout of the site has been designed to protect the amenities of the neighbours to each side. There are no first floor windows proposed on either of the side elevations that would have the potential to overlook the properties situated either side. The proposed dwelling has been designed as a bungalow with habitable attic space to keep eaves and overall ridge heights to a level which would not be overbearing or be detrimental to adjoin owners or the surrounding context.



The proposed layout will provide an efficient three bedroom detached property, with an open plan Kitchen/Dining/Living space, separate Utility and Laundry Room, Wet Room, Guest Bedroom and integrated Garage on the Ground floor. The first floor provides a suitably sized bedroom to the front of the property, a bathroom and a Master Suite to the rear, which includes an En-Suite and Dressing Room.

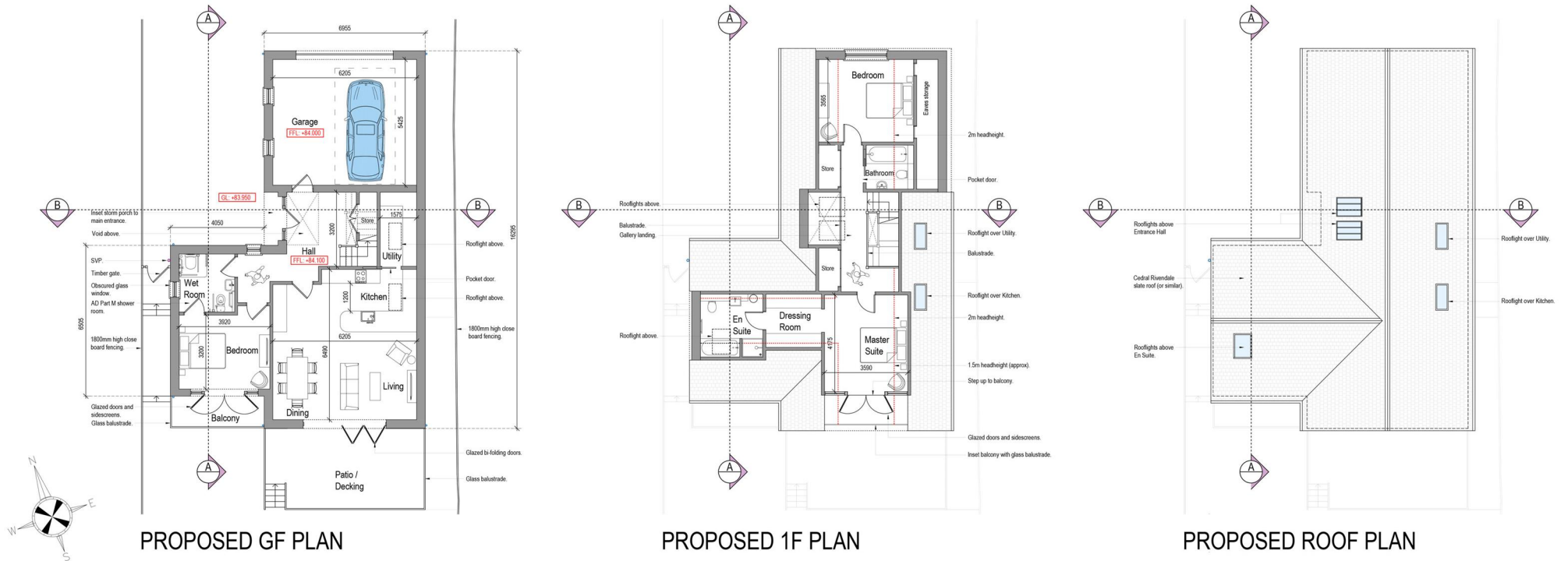


Fig. 3 Proposed plans (NTS)

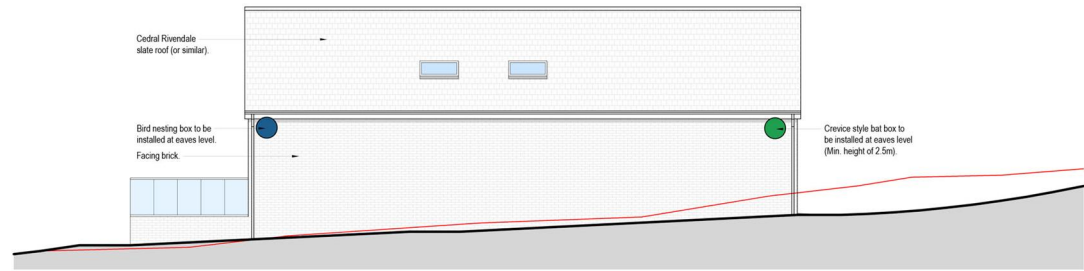
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The proposed elevations consist primarily of facing brick, with some areas of timber cladding. The roof is proposed to be a fibre cement slate. The shape and proportions resemble those of a traditional bungalow and as such will be well suited within the context of the surrounding area.



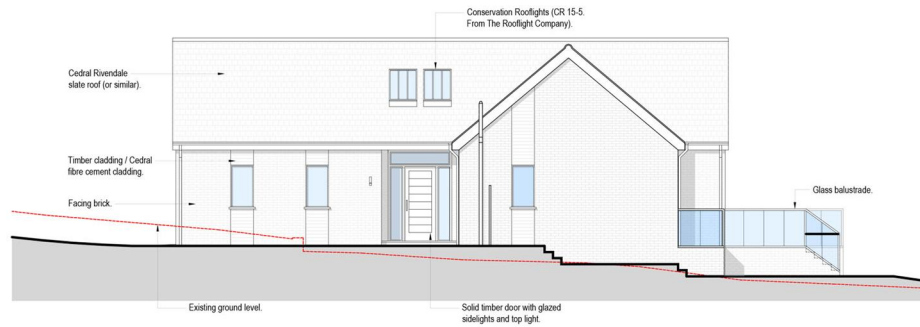
E1 PROPOSED FRONT ELEVATION
North



E2: PROPOSED LEFT FLANK ELEVATION
East



E3: PROPOSED REAR ELEVATION
South



E4: PROPOSED RIGHT SIDE ELEVATION
West

Fig. 4 Proposed elevations (NTS)



3. LANDSCAPING

i. Landscaping

A new driveway will be formed through the existing boundary directly accessed off Highfield Lane. The driveway will be laid with permeable block pavements and the pathways will be laid with permeable patio slabs.

A new patio is proposed to the rear elevation with steps formed to provide access to the lower level of the garden area. The remainder of the site will be grass with residential planting as necessary.

Bin storage facilities have been provided as shown on the proposed site plan. Secure cycle storage has been allowed for within the integrated garage.

ii. Parking & Access

The new dwelling will benefit from off road parking for up to 3 vehicles with direct access from Highfield Lane.

4. ENERGY EFFICIENCY

The proposed dwelling will have insulated, floors walls, and roof that are of a higher standard than that of the minimum requirements of Building Control. All new sanitaryware will be low flow and grey water harvesting systems will be considered where practicable to reduce water consumption. Solar gains will be fully considered by calculation when the SAP/Carbon Index calculations are prepared with the building regulation's submission. The south facing orientation and design means that the property will take full benefit from solar gains, which will in-turn reduce heating demand.

Throughout the construction of the development, the new materials required will be sourced locally when possible to ensure transportation and emissions are kept to a minimum.



5. DRAINAGE

There is a mains foul sewer located in Highfield Lane to the North of the site and the proposal is to connect into this, subject to invert levels being confirmed. Surface water disposal will be designed as per FODDC guidance document for single dwelling developments. 2 proposed soakaway locations have been indicated on the proposed site plan.

Flow exceedance routes have been shown on the proposed site plan. A water butt will be installed as part of the development.

6. FLOOD RISK ASSESSMENT

The site is located within Flood Zone 1 and does not therefore require a Flood Risk Assessment as part to the application.

7. POLLUTION / LAND CONTAMINATION / WASTE MINIMISATION

The site has been used as garden area attached to the neighbouring property and it is not considered to have any land contamination. It is therefore highly unlikely that the development will cause contamination of groundwater.

Whilst the ground levels will be reduced to minimise the impact of the development, the waste removal will not be significant and is anticipated to be of clean fill material. Top soil will be set aside for re-use on the development with only sub-soil being transferred off site.

8. CONCLUSION

The P.I.P. application (Ref. P0407/23/PIP), dated 20th March, 2023 and granted on appeal on 1st December 2023 states that the proposed site is suitable for a new single dwelling and a ***proposal would not result in an encroachment of built form into the open countryside or harm to the character of the area***. The proposed dwelling is of suitable scale, massing, height and materiality so as not to dominate the adjacent buildings, cause a loss of amenity or privacy, or cause any detrimental impact upon the surrounding context. The application site has good access to services and facilities. The proposed dwelling will not have any adverse impacts with regards to residential amenity; highways; drainage or biodiversity.