



## **DESIGN AND ACCESS STATEMENT**

IN RELATION TO

**ERECTION OF A 2-STOREY 2-BED DWELLING, INVOLVING  
DEMOLITION OF EXISTING OUTBUILDINGS AND  
REDUCTION IN HEIGHT OF EXISTING WALL**

AT

**LAND TO THE REAR OF 11 CLARKSON AVENUE  
FRONTING TAVISTOCK ROAD  
WISBECH  
PE13 2EN**

FOR

**MR HAMMOND**

**Job No. SE-2045**

**January 2024**

## 1.0 INTRODUCTION

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This application seeks full planning permission for the erection of a 2-storey, 2-bed dwelling. The site is located on land to the rear of 11 Clarkson Avenue, fronting Tavistock Road, Wisbech. The development involves the demolition of the existing outbuildings on site and the reduction in height of the front boundary wall.

## 2.0 PLANNING POLICY & CONTEXT

### 2.1 SITE DESCRIPTION

The application site is located within the built up settlement of Wisbech, within the central area of the town. The land comprises the extended garden land serving the host dwelling known as 11 Clarkson Avenue which is a corner plot on the Clarkson Avenue/Tavistock Road junction. The land is currently laid to grass and there are vegetation and trees on the east and west edges of the site.

There is a small brick built outbuilding and an old timber garage located within the northern area of the site and a 1.8m high brick wall forms the front boundary.

There is a vehicular access, drive and parking area located towards the western aspect of the existing dwelling at number 11 and another vehicular access exists within the northern corner of the site.

The area is residential in character, comprising traditional styled dwellings arranged along the road frontage. The site lies within Bowthorpe Conservation Area and is within Flood Zone 1 of the Environment Agency Flood Maps for Planning.



Figure 1: Aerial photograph showing site location

## 2.2 PLANNING HISTORY

F/YR17/0424/TRCA – Fell 1no Silver Birch and works to 1no Beech tree within a conservation area – Granted 27.06.2017.

## 2.3 PROPOSAL

The application seeks full planning permission for the erection of a 2-storey, 2-bed dwelling involving the demolition of the existing outbuildings and reduction in height of the front boundary wall. The curtilage of the existing dwelling known as 11 Clarkson Avenue will be subdivided to make way for the proposal.

Access to the site will remain in the existing location with the dwelling positioned to the immediate south of the access and along the road frontage. The dwelling will have a traditional appearance, featuring a dual pitched roof, with gable ends, bay windows on both floors, chimneys on either end of the building and stone headers and eaves detailing to match the neighbouring property to the north. The materials are currently unconfirmed but it is likely that the facing bricks will be a shade of red and the roof tiles will be grey with a flat profile, both of which are consistent with the surrounding development.

The access will lead to a gravelled driveway with a pair of tandem parking spaces proposed. The existing wall on the front boundary will be reduced in height to a 900mm brick wall. 1.5m and 1.8m high close boarded fencing will be placed on the north and south of the garden area respectively to make the rear outdoor space private. The 1.8m high brick wall on the rear boundary of the site will remain in situ.

Apart from an en-suite window, no windows are proposed in the first floor rear elevation of the dwelling.

## 2.4 PRINCIPLE

Policy LP3 of the Fenland Local Plan identifies Wisbech as a Primary Market Town where the majority of new development should be directed. The application site is located within the built up settlement of Wisbech and accordingly the principle of development is acceptable in accordance with Policy LP3 of the Local Plan. The provision of new housing within a Primary Market Town is a material planning consideration which should weigh heavily in support of the application.

## 2.5 FLOOD RISK

Policy LP14 of the Fenland Local Plan and Section 14 of the NPPF require a Sequential approach, directing new development to areas at lowest risk of flooding before areas at higher risk are considered.

The application site is located on land within Flood Zone 1 and therefore on land at lowest risk of flooding. The proposal therefore addresses the Sequential approach, complying with Policy LP14 of the Local Plan and Section 14 of the NPPF.



Figure 2: Extract from Environment Agency Flood Maps for Planning

### 3.0 DESIGN

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#### 3.1 LAYOUT

Policy LP16 of the Fenland Local Plan states that new development must not adversely impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light, provides at least one third of the plot as dedicated private amenity space, and provides adequate facilities for the storage of waste.

The proposal is positioned within the south western corner of the site. This provides for a rear garden area and two tandem parking spaces.

The garden area is over one third of the plot size and therefore exceeds policy requirements. It will be made private by means of new 1.5m and 1.8m high close boarded fencing to the north and south respectively and owing to the existing brick wall to the rear.

The dwelling has been designed so that no windows serving habitable rooms will be positioned on the first-floor rear elevation. A single-ensuite window is positioned on the first-floor rear façade and it is proposed that this will be finished with obscure glazing. This will negate the possibility of overlooking towards the east, thereby protecting the privacy of number 12 Clarkson Avenue.

The proposal is of sufficient distance and orientation from neighbouring dwellings so to avoid any harmful overshadowing or loss of light to their private amenity areas.

The subdivision of the plot will allow for a very large garden area to remain to serve the host dwelling at 11 Clarkson Avenue. There is sufficient space within the curtilage of each dwelling to accommodate bin storage and clear and easy routes to wheel the bins for kerbside collection by the Local Authority.

It is therefore submitted that the layout of the proposal complies with Policy LP16 of the Fenland Local Plan.

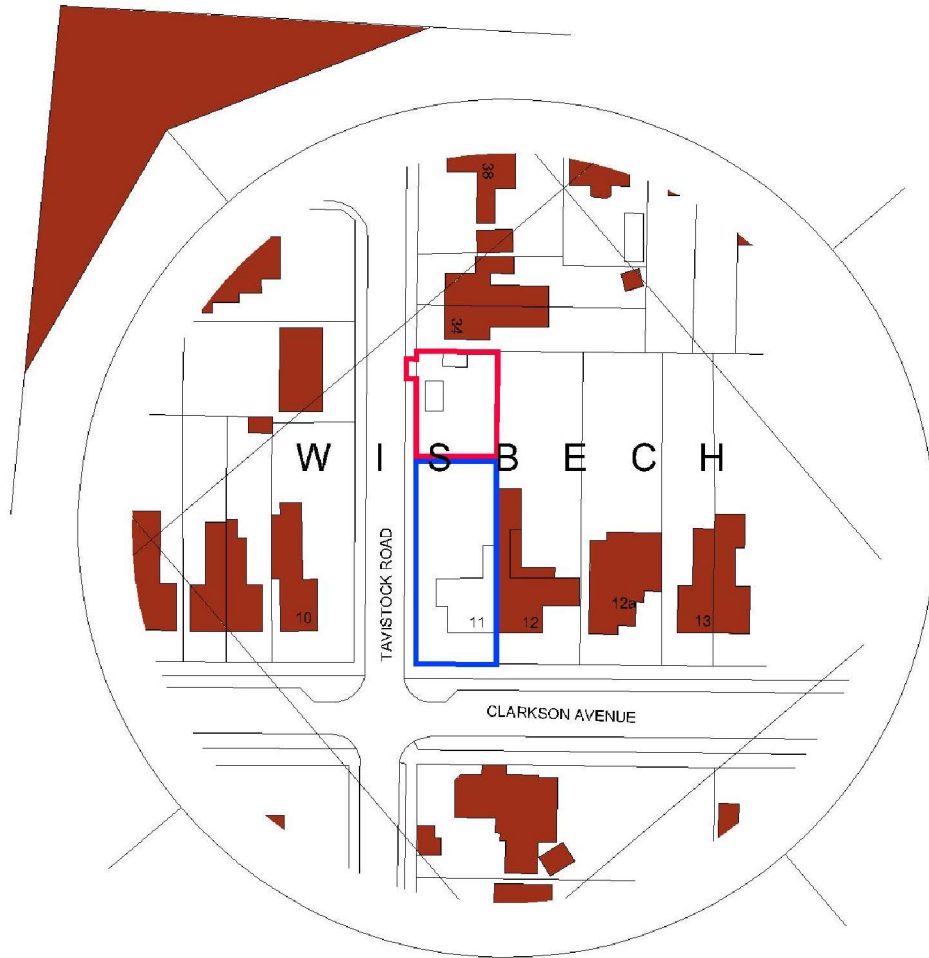


Figure 3: Location Plan

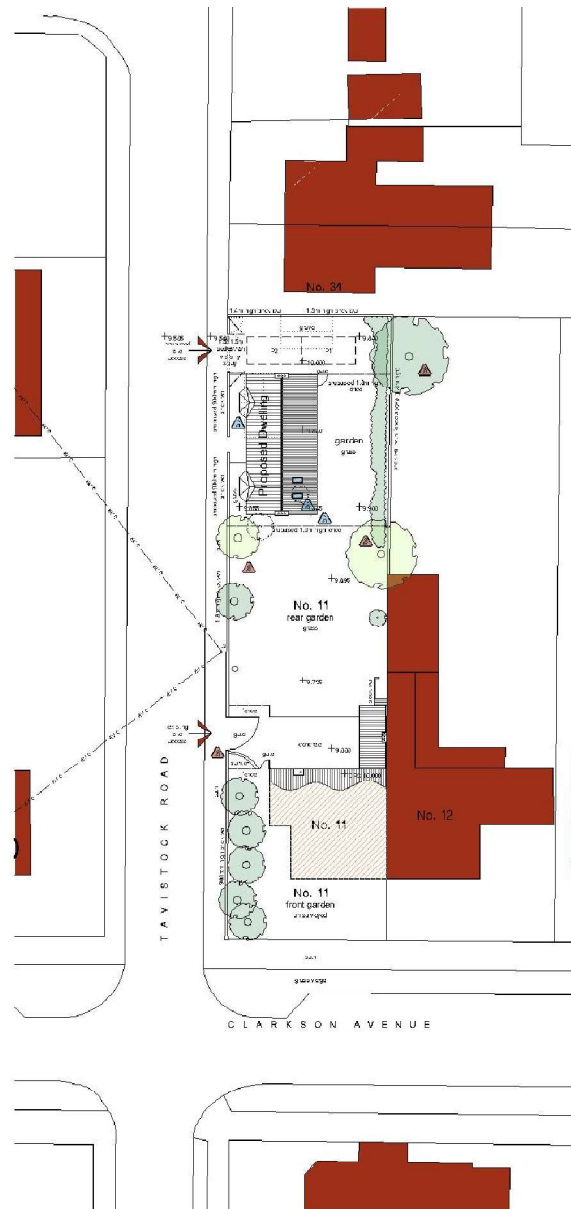


Figure 4: Site Plan

### 3.2 USE, AMOUNT, SCALE, AND APPEARANCE

Policy LP16 of the Fenland Local Plan states the high quality environments will be delivered and protected throughout the district. It requires, amongst other criteria, that new development protects and enhances any heritage assets, and makes a positive contribution to the distinctiveness and character of the area. Policy LP18 of the Local Plan states that the Council will protect, conserve and seek opportunities to enhance the historic environment.

The proposal is for a single dwelling within a residential area where the use is entirely appropriate to the surrounding character. The proposed dwelling will front Tavistock Road and accordingly has been designed to address the character of this particular street scene. The dwelling will have



the same proportions as the semi-detached properties to the to the northeast and will reflect their design characteristics in their entirety. Bay windows, chimneys and the proportion of the proposed building will match those on the neighbouring properties.

As part of the development a section of brick wall is to be reduced in height, an old brick outbuilding which is in a poor state of repair, and a dilapidated wooden garage will be demolished. Given their state of disrepair is it submitted that their presence has a negative impact on the qualities and character of the Bowthorpe Conservation Area. Accordingly the demolition of these structures and the replacement with a quality, well designed new dwelling which is sensitive to its setting will have a positive impact on the surrounding area.

It is therefore submitted that the proposal complies with Policy LP16 in respect of use, amount, scale and appearance.



Figure 5: Proposed Elevations

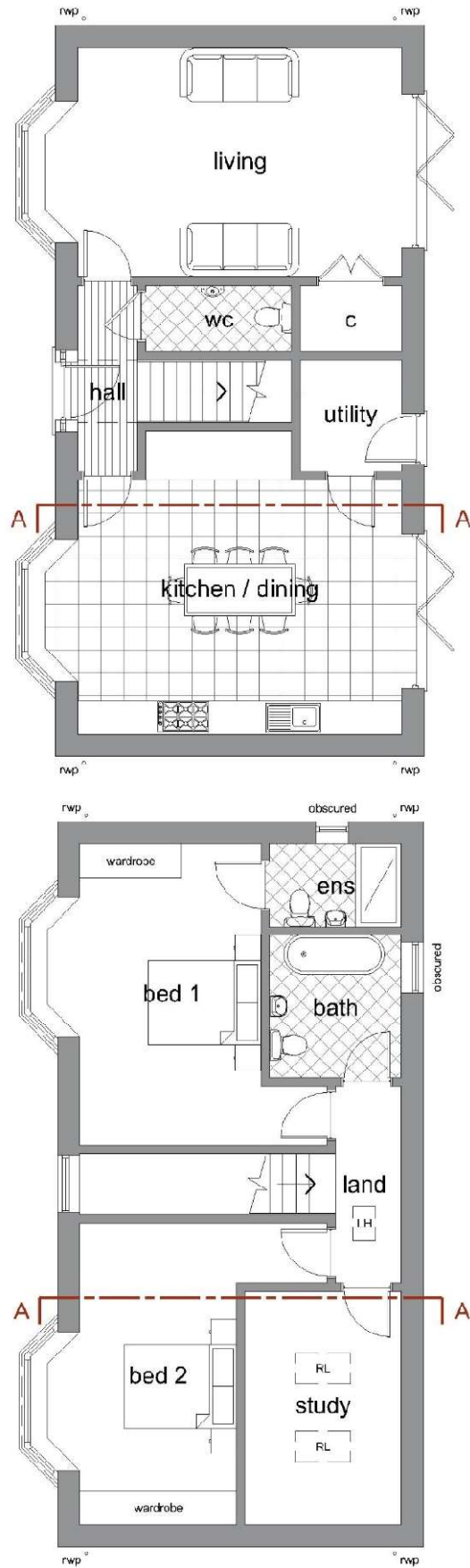


Figure 6: Proposed Floor Plans

### 3.3 LANDSCAPING

There are no proposed changes to the soft landscaping within the site.

## **4.0 ACCESS**

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### **4.1 LOCATION**

Section 09 of the NPPF promotes sustainable transport. The application site is located within the built-up settlement of Wisbech, within a central location. Future residents will be able to walk or cycle to the town centre to gain access to retail, employment, education and health facilities as well as to access public transport. The site can therefore be considered as in being in a sustainable location as there is a range of sustainable transport options available for future residents. The proposal therefore complies with Section 09 of the NPPF

### **4.2 SITE ACCESS**

Policy LP15 of the Local Plan requires well designed, safe and convenient access for development schemes. It also requires parking provision in accordance with the standards set out in Appendix A of the Local Plan.

Access to the site will be in a similar location to the existing access. There is good visibility in either direction and pedestrian visibility splays are shown on the drawings which demonstrate that the access is technically safe. Two parking spaces are provided within the site which meets the standards set out in Appendix A. On site turning is not required given that Tavistock Road is unclassified.

The host dwelling at 11 Clarkson Avenue will continue to use the access and parking area to the west of the dwelling as per the current arrangement.

Safe access and appropriate parking can be achieved on site and accordingly the proposal complies with Policy LP15 of the Local Plan.

### **4.3 INCLUSIVE ACCESS**

The topography of the site is generally level and will comply with Part 'M' of the Building Regulations. A large front door with a level access threshold will allow access to the dwelling whilst all doors, including an outward opening door to the w.c, will allow access throughout the ground floors. There will be no changes in floor level allowing easy wheelchair access throughout.