SUMMARY PLANNING, DESIGN AND ACCESS STATEMENT

In Support of a Planning Application for:

Alterations and additions to the existing dwelling and provision of an additional attached dwelling

on land at

1 Brier Lea, 
Lower Kingswood

August 2015
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1.0 **BACKGROUND**

1.1 HW Planning Ltd has been instructed by Mr C Gallagher of Wildacre Properties Ltd to provide advice in respect of the extension of the existing dwelling at 1 Brier Lea and the formation of an additional dwelling. The application has been submitted by the architect, with HW Planning acting as joint agent.

1.2 This document details the design process through which the scheme has evolved and explains the design rationale.

1.3 The site lies within the Urban Area where the principle of development is accepted.
2.0 SITE AND AREA APPRAISAL (CONTEXT)

2.1 The site lies on the south-eastern corner of the junction of Brier Lea with Smithy Lane in Lower Kingswood, a short distance from the A217 and the related services including transport links and the local shopping centre.

2.2 1 Brier Lea is a two storey detached dwelling of 1970's styling set on a large plot. Land in the area is relatively level. The existing building fronts on to and has its access from its western side on to Smithy Lane.

2.3 The wider area is mixed in character with a mix of Victorian housing to be found with more recent infill development and redevelopment. Recent developments include the site to the north of the junction of Brier Lea with Smithy Lane, where one detached and a pair of semi-detached dwellings have been built under planning application reference 10/01910/F. Brier Lea itself comprises pre-dominantly 1970's style houses akin to the existing dwelling on the application site.

2.4 Materials used on dwellings vary with the age and style of dwelling and as such there is a variety of roof finishes and wall treatments in the wider area. Properties on Brier Lea are more regular in their use of materials. In a similar manner the form of roofs varies with hipped and gabled roof forms being seen.

2.5 The site is well screened from the road by a mix of hedging and fencing. Front gardens on a number of properties are given over to parking.
3.0 DESIGN PRINCIPLES

ASSESSMENT - PHYSICAL

3.1 As detailed above, the site lies within the urban area where the principle of additional dwellings is accepted.

3.2 The character of the area is residential with a common design and form to the dwellings on Briar Lea but with a wider variety to the wider area. There are no trees on the site that would affect the ability to extend the existing dwelling or to provide an additional dwelling.

3.3 An opportunity is seen to arise for an additional attached dwelling to the side of the existing property in place of the existing garage, whilst maintaining the character of the area and not impacting on the amenities of adjoining residents.

ASSESSMENT - SOCIAL, ECONOMIC

3.4 The provision of an additional dwelling would have little impact on the social and economic wellbeing of the area. It could provide an additional unit akin to others in the wider area and help to support local shops and services.

EVALUATION AND DESIGN

3.5 There is a clearly defined style to the dwellings on Briar Lea with wider variety seen on adjoining plots and further along Smithy Lane. Following the design ethos of the existing dwelling and others on Briar Lea is seen to be the most appropriate route to the provision of an additional unit, the position of which is seen to be best located to the southern side of the dwelling in place of the existing garage.

ACCESS

3.6 There is currently vehicular access to the front of the dwelling that provides a garage and open parking. This front area of the site could be utilised for parking in respect of both the retained and additional unit.

POLICY — CENTRAL GOVERNMENT GUIDANCE

3.7 The NPPF was published in March 2012, replacing the former PPGs and PPSs.

POLICY - LOCAL PLAN

3.8 Policy Ho 9 addresses Design and Layout. It seeks the best use of sites and their characteristics, including views into and out of the site. It seeks to reinforce local distinctiveness. It addresses the scale of development and the amenities of adjoining residents; the design including elevational treatments, roodscape and materials; landscaping, outlook, privacy and garden space. The policy goes on to refer to highway standards and energy conservation.

3.9 Policy Ho 9A relates to housing density and making the best use of land.

3.10 Policy Ho13 addresses the maintenance of character and amenity.

3.11 Policy Ho16 which deals with frontage plots and extensions within the urban area.
4.0 DESIGN OPTIONS AND SOLUTION

4.1 The proposal seeks the erection of a single dwelling in the form of an additional dwelling attached to the side of the existing dwelling which would in effect be extended to its southern side. The design of the proposal picks up on that of the donor dwelling and others to the rear.

4.2 The proposal maintains the existing building line to Briar Lea, being sited on the opposite side, thus retaining separation of built form from the cul-de-sac. A gap of two metres is maintained to the southern boundary of the site with the detached dwelling at 7 Smithy Lane.

4.3 Whilst the proposed new element of the building steps forward compared to the front of the existing dwelling, it lies further back from the road frontage to Smithy Lane than does No 7 to the south as well as numbers 5a and 5b to the north. The roof of the resultant building is hipped to the front and sides ensuring that it has minimal bulk and impact on the streetscene, particularly given its low roof pitch when compared to other dwellings on Smithy Lane.

4.4 Parking will be provided within the front gardens of the dwellings

4.5 Materials to be used with be brick and tile to match the existing with white uPVC windows. This is in keeping with the surrounding area which is not subject to any special designations such as Conservation Area.

ACCESS

4.6 The proposal provides a parking space for each unit. This is adequate for the proposed and existing dwelling and accords with the surrounding area where some units have no parking provision. There is plenty of scope for on street parking in addition to that which is proposed.

LOCATION AND DESIGN OF THE PROPOSED DWELLING

4.7 Section 3 of this document examined the design principles and policies relevant to the site and the consideration of the provision of an additional dwelling. The statement now looks at the proposal in the light of planning policies.

4.8 Policy Ho9A seeks to avoid the inefficient use of land, it requires the submission of a design statement that shows that the principles of good layout and design as set out in policy Ho9 have been taken into account. That requirement is addressed by this statement and reflects the evolution of the scheme.

4.9 The design and layout of the scheme has been led by the wider character of Briar Lea and Smithy Lane. The proposed pair of dwellings respect the design, scale, materials and positioning of the surrounding buildings, continuing the layout in a natural manner.

4.10 The proposed layout follows the existing building line to Smithy Lane and retains the existing separation to Brier Lea.

4.11 Reflective of paragraph 4.1 above, the scheme has been laid out to make the best use of the site in an efficient manner that reflects the characteristics of the wider area. No trees will be lost. Boundary treatment details may be secured by way of a landscaping condition, but at this stage it is anticipated that fencing, as exists, will be used as indicated on the submitted plans.
4.12 Having regard to alternative approaches, it was not considered appropriate to provide a detached dwelling or flats on this site and as such, whilst alternative approaches were considered it was determined at an early stage that the form of the dwelling should closely resemble that of the host dwelling and those in Briar Lea. The proposal therefore meets the requirements of criteria (iii) and (iv) of policy Ho9.

4.13 The proposal does not adversely affect the amenities of adjoining residents in any manner. The dwelling is well separated from the boundary of the site with 7 Smithy Lane whilst its relationship with dwellings to the east, north and west remain akin to those of the existing dwelling.

4.14 With regard to landscaping, garden boundaries will be formed with fencing akin to that that marks the rear boundary of the existing site.

4.15 The proposal provides ample rear garden space for both the retained donor dwelling and the additional unit to be provided.

**BIN STORAGE**

4.16 Bin storage will occur in the rear garden area and bins will be taken to the Smithy Lane frontage for collection as is currently the case with the existing dwelling.

**RENEWABLE ENERGY**

4.17 With respect to renewable energy, it is requested that this matter is addressed by way of a condition so that the latest technologies may be used at the time of construction. It is anticipated that the required 10% figure will be secured by way of solar PV cells on the roof of the dwelling.

**PLANNING OBLIGATION**

4.19 A draft unilateral undertaking has been completed for the application. Confirmation of any sum sought in respect of infrastructure payments is awaited.
5.0 **CONCLUSION**

5.1 The proposal has been informed by an assessment of the wider context of the site including reference to other developments including that at 5 Smithy Lane.

5.2 The proposed additional dwelling will sit comfortably in the streetscene when viewed from both Smithy Lane and Briar Lea and will have no adverse impact on the wider character of that area. The proposal therefore accords with policies Ho9, Ho9A, Ho13 and Ho16.

5.3 The proposal does not give rise to any adverse impact on the amenities of adjoining residents or those of the residents of the donor property. In respect of loss of light, loss of privacy or overbearance.

5.4 With regard to infrastructure payments, confirmation of any requirement for such payments is awaited along with a justification for any sum sought. A draft UU has been provided.