SUMMARY PLANNING, DESIGN AND ACCESS STATEMENT WITH RENEWABLE ENERGY STATEMENT

In Support of a Planning Application for:

The demolition of the existing house and provision of
A new access and two detached dwellings

on land at

40 Tadworth Street, Tadworth

January 2016
CONTENTS

1 BACKGROUND
2 SITE AREA AND APPRAISAL (CONTEXT)
3 DESIGN PRINCIPLES (INCLUDING POLICIES AND DESIGNATIONS)
4 DESIGN OPTIONS AND SOLUTION
5 CONCLUSION
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 demolition of the existing dwelling and the erection of two detached houses and a relocated driveway and subsequently to submit a planning application for the redevelopment of the site.

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. There are trees on and adjacent to the site and as a result a tree survey and protection plan have informed the development of the scheme, influencing the position of both the dwellings and the access.
2.0 SITE AND AREA APPRAISAL (CONTEXT)

2.1 The application site lies on the northern side of Tadworth Street to the west of its junction with Epsom Lane South. The A217 lies further to the east. To the northeast of the site is the centre of Tadworth with a train station and village shops. A further small shopping parade lies to the west of the site which is within easy walking distance on the High Street to the southern side of Tadworth Street.

2.2 Number 40 Tadworth Street is a two storey detached dwelling with an attached garage to its eastern side and turning in front of the dwelling. It is set up from the road behind robust frontage landscaping. Land levels drop slightly from west to east across the site.

2.3 The area is primarily residential in character with properties comprising a mix of semi-detached and detached houses, typically with strong front gable features.

2.4 A short distance along the road, to the west of the site is The Lye, a cul-de-sac development of 1980s style dwellings, parts of which may be seen to the sides of photographs 6 and 7 on pages 7 and 8 of this document. Beyond The Lye is a recently completed residential development on the eastern side of the railway line; photographs 7 and 8 show part of that development.

2.5 To the east of the rear of the site is a singles storey commercial building accessed from Epsom Lane South.

2.6 There is a varied building line to the length of the road. No 38 to the east lies much further forward in its plot than do numbers 40 - 46 and the new development further west again sits closer to the road. That said, numbers 40 - 46 as a group are set back in a similar manner from the road frontage.

2.7 There are a number of trees within and adjacent to the site. These have been subject to a tree report which is submitted in support of this application. An extract from the tree protection plan is produced on page 10 of this statement.
Photograph 1

This image shows the view looking west along Tadworth Street past the site, which is on the right hand side of the photograph.

As may be seen the frontages are well landscaped and as a result little is visible of the site other than up the drive.

Photograph 2

View looking east along Tadworth Street past the site, which lies on the left hand side of the image.
Photograph 3

This image shows the front elevation of this two storey dwelling with catslide roof to the frontage and attached garage to its eastern side.

Photograph 4

This image shows the rear elevation of the existing house.
Photograph 5

This image shows dwellings further to the west on the northern side of Tadworth Street.

To the left hand side of the image one of the dwellings in a modern cul-de-sac development may be seen, with older gable ended Victorian properties seen centrally.

Photograph 6

This image shows one of the substantial pairs of Edwardian style dwellings on the southern side of Tadworth Street, opposite the application site.
Photograph 7

This image shows the view looking west along Tadworth Street to some of the new dwellings which are currently being marketed adjacent to the railway line. Photograph 7 below shows part of the development as seen from the road frontage.

In the foreground is a detached house of 1980’s styling on the opposite corner of the cul-de-sac referenced in image 5 on the previous page of this document.

Photograph 8

This photograph shows the strong feature gables and tight spacing that has been approved by the Council a short distance to the west of the application site on the northern side of Tadworth Street.
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 variety of building types, styles and materials.

3.3 An opportunity is seen to arise to make more efficient use of the site through its redevelopment with a pair of dwellings, whilst maintaining the character of the area and not impacting on the amenities of adjoining residents or adversely affecting trees which have been the subject of a tree survey by David Archer Associates.

ASSESSMENT - SOCIAL, ECONOMIC

3.4 The provision of a replacement and an additional dwelling would have little impact on the social and economic wellbeing of the area. The redevelopment of the site would bolster the local economy both in respect of construction (labour and the sourcing of materials) and the future occupants supporting local shops and facilities.

EVALUATION AND DESIGN

3.5 As set out above, there is consistency to the manner in which no 40 and the adjacent houses to the west are set back from the road and as such it was seen that any replacement or additional buildings should follow that basic layout. Two storey dwellings with gables to their frontages are a feature of the area and such an approach was seen to be appropriate for this site with care being needed to retain trees, both in respect of the proposed access and any replacement dwelling/s.

ACCESS

3.6 There is currently vehicular access to the front of the dwelling that provides a garage and turning. This front area of the site could be utilised for parking in respect of any proposal. The redevelopment of the site provides an opportunity to move the access slightly to improve visibility.

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, roofscape 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.
CORE STRATEGY

3.12 The following policies are relevant to the consideration of this application: CS1 - Presumption in Favour of Sustainable development; CS10 - Sustainable Development, CS11 - Sustainable Construction, CS12 - Infrastructure Delivery; CS13 - Housing Delivery; CS15 - Affordable Housing; and, CS17 - Travel Options and Accessibility.
4.0 **DESIGN OPTIONS AND SOLUTION**

4.1 The proposal seeks the replacement of the existing dwelling with a pair of detached dwellings. The design of the proposed dwellings picks up on that of existing dwellings in the area. Gables are proposed to the main body of the houses with projecting gables articulating the front elevation.

4.2 The proposal maintains the existing building line seen to exist within the existing dwelling and the small group to the west to The Lye. The separation between the two dwellings and between them and adjoining dwellings is in keeping with that found in the wider area including the new development beyond The Lye on the northern side of Tadworth Street.

4.3 The image on page 14 of this document shows the proposed streetscene, also provided are images on buildings opposite the site and the view looking across properties to the west of the application site at numbers 44 and 46 Tadworth Street.

4.4 Parking will be provided for within the proposed garages and within the front gardens of the two dwellings with turning available within the site.

4.5 Materials to be as set out in the application forms with a combination of red brick and tile hanging to the elevations and plain tiles to the roof. White uPVC windows will be provided. This use of materials is in keeping with the surrounding area which is not subject to any special designations such as Conservation Area.

4.6 **ACCESS**

The proposal provides a garage space and a open parking space for each unit. Improvements are sought to the access point to the site which will be moved slightly to the west.

**LOCATION AND DESIGN OF THE PROPOSED DWELLINGS**

4.7 Section 3 of this document examined the design principles and policies relevant to the site and the consideration of the provision of a replacement and 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. These requirement are 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 Tadworth Street. The proposed pair of dwellings respect the design, scale, materials and positioning of the surrounding buildings, continuing the layout in a natural manner. The detailed designs of the dwellings picks up on elements of the adjacent buildings.

4.10 The relative levels of the dwellings reflects the gentle slope across the site.

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. Boundary treatment details may be secured by way of a landscaping condition, but at this stage it is anticipated that fencing and hedging will be used to the boundaries.
Streetscene and images showing points of reference within local area.
Having regard to alternative approaches, it was not considered appropriate to provide a pair of semi-detached dwelling or flats on this site given that flats are not characteristic of the area. The fact that dwellings immediately to the east and west on the northern side of the road are detached led to the decision to provide detached rather than semi-detached units. The proposal is therefore considered to meet the requirements of criteria (iii) and (iv) of policy Ho9.

The proposal does not adversely affect the amenities of adjoining residents in respect of light, outlook or privacy. The proposed dwelling on plot 1 is well separated from the boundary of the site with 42 Tadworth Street with further separation to be found to the opposite side of the boundary. No first floor side facing windows are to be provided to the western elevation of plot 1.

The relationship with dwellings to the east, north and south remain akin to those of the existing dwelling, the separation being such that no loss of amenity is considered to arise.

The inter-relationship between the two proposed dwellings will no give rise to any adverse impact in respect of neighbour amenity.

The proposal provides ample rear garden space for both the proposed dwellings, this can provide for bin storage other than on collection days.

A tree survey has been undertaken and has informed the development of this application. Particular care has been had with regard to the off site trees to the eastern side of the site and in this respect the proposed easternmost dwelling has been positioned within the footprint of the existing dwelling and its garage where closest to the trees in order to minimise root disturbance.

With regard to landscaping, garden boundaries will be formed with fencing akin to that that marks the rear boundary of the existing site. Details of landscaping may be secured by condition.

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

The required 10% figure will be secured by way of solar PV cells on the roof of the dwellings. 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.

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

The Council’s affordable housing calculator has been completed and is submitted in support of this application along with a draft UU in respect of a contribution of off-site affordable housing.
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.

5.2. Trees on and adjacent to the site have been the subject of a tree survey and related protection plan. No significant trees will be lost as a result of the proposal. Off site trees will be protected during construction and no pressure will result to fee trees as a result of this proposal.

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

5.4 The proposed dwellings will sit comfortably in the streetscene and will have no adverse impact on the wider character of the area. The proposal therefore accords with policies Ho9, Ho9A, Ho13 and Ho16.

5.5 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 addressing affordable housing matters.