

DESIGN & ACCESS STATEMENT

02.02.2021

SITE:

Land to rear 15 St Marys Avenue WF17 7AP

DESCRIPTION:

Erection of single dwelling

REF: 21228-A

KUFIC ARCHITECTS

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1.0 Introduction

1.1 This document has been prepared in support of a planning application which proposes the construction of a new residential dwelling.

1.2 The report demonstrates that the proposed scheme meets all relevant local and national planning policy guidelines, and that the proposal will not harm neighbouring residential amenity, highway safety or visual amenity.

2.0 Proposal

2.1 The proposal seeks to construct a single dwelling accessed from St Marys Avenue, Batley.

2.2 The proposed dwelling meets current National Space Standards.

3.0 Amount

4.1 The application site is 553 square metres. The footprint of the proposed dwelling is approximately 150 square metres.

4.0 Layout

4.1 The layout of the development has been designed to respect the residential amenity of the surrounding dwellings, avoiding any overbearing, and overshadowing, or loss of privacy.

4.2 The gable ends of the proposed dwelling, to the North and South, is set to achieve the minimum distance of 12m from the rear elevations of the dwellings on St Marys Avenue and Thorncliffe road.

4.3 The layout has also been designed while considering the off-street parking requirements for the development, to comply with Highways Standards.

5.1 Scale

4.1 The height and massing of the proposed dwelling will be sensitive to residential amenity of the surrounding dwellings.

4.2 Further details of the scale will be provided as Reserved Matters.

6.0 Appearance

6.1 Further details of the appearance of the development will be provided as Reserved Matters.

7.0 Landscaping

7.1 Further details of the landscaping of the development will be provided as Reserved Matters.

8.0 Access

8.1 All houses will provide level access to the front, in accordance with Part M of the Building Regulations.

8.2 Access and Egress to the site from St Marys Avenue will be via a private access Road, with turning facility for cars inside the site.

9.0 Planning Policy

9.1 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, Paragraph 11 of the NPPF sets out what this means for decision taking as follows:

9.2 c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

9.3 Chapter 5 of the NPPF clearly identifies that Local Authorities should seek to significantly boost the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 68 of the NPPF recognises that "small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should... support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes".

9.4 The redevelopment of this site provides a net increase of 1 dwelling contributing to housing delivery in a district where housing delivery is not yet demonstrated.

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