

DESIGN AND ACCESS STATEMENT

for

**Proposed detached dwelling
(renewal of previous approval)**

on

**Land adjacent to Fieldhead,
7, Towngate, Scholes**

By

Andrew C. Jones, March 2023

The Site

The site consists of part of the garden to a single storey detached house. The application site itself is in the eastern half of the garden. To the North of the site are the other houses situated on Temperance Fields whilst to the West and South are other residential properties served by Towngate and to the East are fields. Access to the site will be via the previously approved entrance from Towngate.

The Amount

The application is a renewal of a previous approval for a detached dwelling, the approvals being 2017/90589/ OUTLINE and 2020/91029/ RESERVED MATTERS. Pre-commencement conditions were submitted and approved including intrusive drilling on the site which necessitated the formation of the new access. This was created and details approved prior to the expiry of the outline and reserved matters approvals and as such the creation of the access constitutes an implementation of the planning approval. The reason for a renewal application is that the applicant wants to ensure that the approval is extant before continuing but as no confirmation or denial of this has been received from the planning department, it was decided to submit the application as a means to achieve an answer. Obviously, the principle of a detached dwelling has been accepted here as the two approvals show.

Layout

The proposal consists of a detached dwelling and garage along with turning and parking accessed from Towngate as previously approved.

Scale

As previously mentioned, the proposal will be accessed from Towngate as previously approved and won't therefore increase the risk to the existing users since the vehicle movements will remain the same.

Landscaping

The property will have its own garden area will be constructed of brick and render walls with a blue slate roof as previously approved therefore meeting the guidelines of the UDP.

Evaluation of Transport Links and Access

The development will use the newly created approved access from Towngate and the parking/turning area will be as approved previously which complies with the highway guidance. These provisions meet the requirements of the current guidelines and the proposal will not alter the existing provisions for refuse collection vehicles and emergency vehicles in the area with the refuse and recycling being deposited by the householder on the relevant day as per the existing arrangements in the area.

The site is set within an existing residential grouping and hence lies within a sustainable public access route with bus routes within a short distance and encourages the use of public transport as a means of using all local amenities just as all the other dwellings in the area benefit.

Design

As previously mentioned, the scheme has been previously approved and the details remain the same, therefore, bearing this in mind, the proposal meets the requirements of Policy BE2. There is sufficient space within the plot to provide and maintain private amenity space after the proposal is constructed.

The proposal will be built to meet the current guidelines for disabled access by complying with Part M of the Building Regulations.

Land Contamination

Since the land is situated in an area where no such processes could cause contamination, it is envisaged that there will not be any contamination on the site.

Climate Change

The new construction of the proposal will incorporate insulation and ventilation standards which along with energy saving and water consumption limitations will

comply with the current Building regulations and will reduce its impact on the environment and climate.

Flood Risk

The site lies within a flood zone 1 so as such isn't expected to flood nor increase the risk of flooding and as such there is no evidence of historical flooding to this property.