

## **23003 – 18 Ullswater Close – Design and Access Statement – Rev B**

### **1.0 Introduction**

This Design and Access Statement is to be read in conjunction with the outline planning application for 1no. dwelling on the land of 18 Ullswater Close, Dewsbury.

Reference should be made to the drawings in the outline application.

### **2.0 Site**

The site lies to the rear of 18 Ullswater Close at the head of a cul-de-sac of similar two storey semi-detached and detached properties. The proposed dwelling would not be directly visible from Ullswater Close but could be viewed when looking between no.18 and no.20 – resulting in no harmful or detrimental impact to the existing character of the area and no detracting of visual amenity. The plot for 18 Ullswater Close is abnormally large when comparing to other plots in the immediate vernacular. The area of the site is 718 m.sq. The dwelling currently has a driveway through to a garage which sits partially to the rear/side of the dwelling – the driveway will be utilised in the outline application for access. The site is not dissimilar to the likes of Welwyn Road and Kennedy Close where similar schemes have been approved. The current state of the garden is overgrown and unsafe for any occupier of 18 Ullswater Close.

### **3.0 Proposed Design**

The design comprises of a 3 bed dormer bungalow whereby the architecture is carefully considered to accommodate site constraints and existing dwellings to situate the proposal accordingly. The design has no means of overlooking as the distances from other properties are over what's set out in the planning guidance (21m). The design is also considerate of the surrounding properties by being in the form of a dormer bungalow with a two storey portion to the rear – this results in reduced massing as well as eaves and ridge height. The proposal will look to use materials that are common in the local vernacular such as red brick and smooth grey tiles. The existing driveway will be used and turning provisions will be implemented for vehicles within the constraints of the site and newly proposed driveway so that there's no reversing up the shared part of the driveway. This site will include parking for both dwellings. The dwelling will provide a modern living arrangement and the design accommodates for a host of potential occupiers. There is a healthy amount of garden space available, with the existing dwelling still retaining a larger garden than most of the plots in the area. The size of the plot is unique to the area, the design is laid out in such a way that the individual plots of the existing and proposed dwelling are still going to be larger than the average plot size to Ullswater Close and Ullswater Road.

Unlike many other plots in the vicinity, our development will look to retain as much green garden space as possible, with natural grass gardens and the mature planting to be retained to the boundary of the site. The drive way will look to utilise permeable paving and the new dwelling will conform to SUDS design. To adhere to current regulations the new dwelling will be eco-friendly and all electric, which will minimise the carbon output and maximise the sustainability of the dwelling.

### **4.0 Previous Applications**

The current application has taken in to account the previous application for this site REF: 2010/60/91732/E2 by reducing the scale of the development and orientation to accommodate the relevant distances from other dwellings. Private off-road parking has been accommodated on site for both dwellings whereby there'll be no reversing down the driveway.

### **5.0 Conclusion**

To conclude, the scheme would respect the urban form and vernacular with it being a dormer bungalow, as this would not be intrusive on any existing dwelling. The proposed dwelling would be considerable a distance away from existing houses and positioned whereby there will be no overlooking or viewing in to habitable windows. The existing greenery and shrubbery surrounding the plot acts as a buffer and would lead to the majority of surrounding dwellings not being able to see the proposal. The private driveway to the new dwelling will include turning provisions as well as re-landscaping the existing driveway to accommodate the existing dwelling so there is no lack of parking on their behalf. Fundamentally, the proposal respects the existing dwellings as well as the plot being extremely large in comparison to surrounding plots and to split the plot would suit the urban density.