

DESIGN AND ACCESS STATEMENT

**PROPOSED SINGLE DWELLING TO THE SIDE GARDEN OF
10 DOUGLAS STREET, DEWSBURY, WF12 9DX.**



BACKGROUND:

Site Assessment:

The proposed site is situated in the large garden to the side of No 10, which is on the south side of Douglas Street. The site currently has a single storey detached outbuilding with a mono pitched roof with the ridge to the east boundary to no 12 Douglas Street. The building is constructed of coursed stone with a slate roof and cobblestones to the yard area.

The site is in an established residential area with a mix of house types.

The existing boundary to Nos 10 and 12 which is to be retained comprises a coursed stone wall some 1800mm high.

The site is identified by the EA as being zone 1, beyond the area at risk of flooding. The host dwelling is not listed, the site is not within a conservation area.

Involvement:

The site is in an enclosed environment with 2 boundaries adjoining neighbouring gardens, no consultation has been carried out with the local planning authority, but all reasonable steps have been carried out to maintain privacy in accordance with the residential design guide.

Evaluation:

This area is predominantly housing: Douglas Street comprises detached and semi-detached and terraced properties.

The site is well served with local amenities: schools, surgery, shops.

Douglas Street is on a bus route.

Additional vehicular movements from the one additional dwelling would be minimal and 3 off road parking spaces are to be provided.

The existing boundary walls will be retained and supplemented to all boundaries as required to provide privacy for the existing and new development.

The proximity of the adjacent dwellings requires that no clear windows are sited in the side boundary elevations.

All clear windows are to be sited in the front and rear elevations only.

The existing adjacent dwelling at No 10 comprises a two storey stone terraced property and no 12 comprises a single storey semi-detached brick bungalow.

The proposed detached 2 storey dwelling would reflect the style and finish of no10 but at a lower overall height.

The design and layout provide a minimum of 3 no off street parking spaces to the proposed development.

The site is eminently suitable for residential development and would have little or no impact on existing residents or the locality.

THE SCHEME:

An application for 1 no detached 3 storey dwelling with an enlarged existing vehicular access off Douglas Street leading to 3 no off road parking spaces with enclosed garden areas to the side and rear.

DESIGN AND ACCESS – JUSTIFICATION

Access:

The site will be served via an existing widened dropped kerb vehicular access to Douglas Street.

Access to the rear garden area to be provided both sides of the proposed dwelling.

The internal design is to be such as to provide access and use for disabled occupants.

Layout:

The proposed dwelling is to be sited centrally within the plot in line with both front elevations of the adjacent properties to maintain the street scene.

The rear area will remain as private garden area.

The demolition of the existing garage outbuilding, resulting in the lowered walling to the boundary of No 12 Douglas Street, will greatly improve the residents rear garden amenity space with the reduction of the oppressive stone walling generating an increased vista whilst still maintaining privacy.

Scale:

The proposed dwelling will be lower in overall height than the host dwelling no 10 and below the ridge height of the demolished garage outbuilding, whilst being set in 1.2m from both side boundaries.

Appearance:

The dwelling will reflect the host property in being of coursed stone construction with a tiled roof with eaves to both side elevations and gable front and rear elevations.

Landscaping:

Rear garden area to retain the grassed area supplemented as required.

Car parking and access routes around the dwelling to be either paved or tarmacadam.