Proposed new development at 42 & 44 Kitchener Road, Amesbury

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1.0 INTRODUCTION

1.1 INSTRUCTIONS

1.1.1 This report provides a Design And Access Statement in support of the full planning application for the erection of two new dwellings on land to the rear of 42 and 44 Kitchener Road, Amesbury, SP4 7AD. This report has been prepared by Think Architecture Consultants Limited acting on instructions received from the owners of the site, Saxon Gate Homes Ltd.

1.1.2 The proposal is for the redevelopment of garden land with two new homes that will be a benefit to the local area.

1.1.3 The process of assessment - involvement - evaluation - design has been integral to the design of this development, and herein we document this process.

1.1.4 This document should be read in conjunction with the drawings submitted with the application.

2.0 SITE ANALYSIS

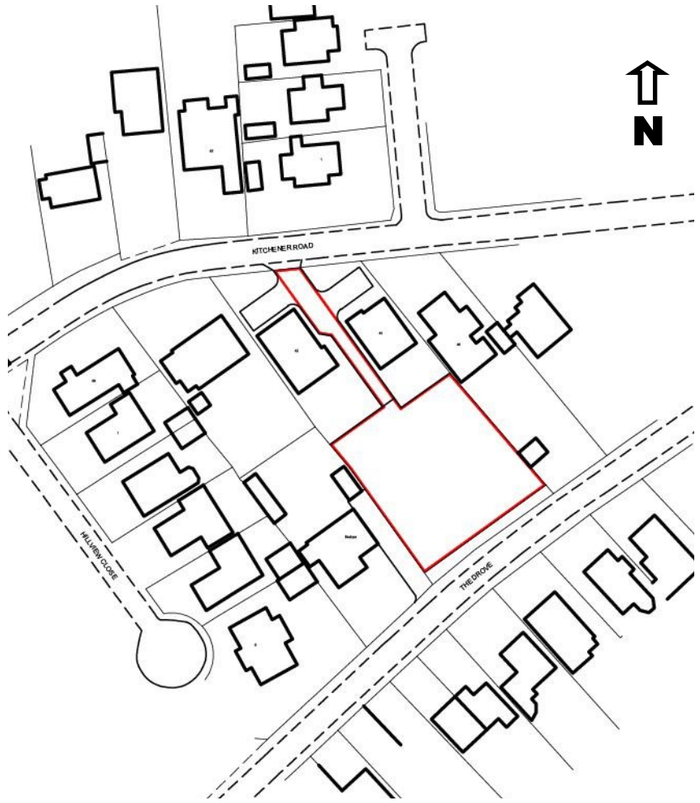
2.1 SITE LOCATION

2.1.1 The application site, shown edged red on the location plan opposite, is located in the north-west area of Amesbury in the administrative area of Wiltshire County District Council.

2.1.2 The site falls within the Settlement Policy Boundary and is within an established residential area as set out in the Wiltshire Core Strategy.

2.1.3 The site falls in Flood Zone 1 and is over 20m away from any watercourses or ponds.

2.1.4 The site is in a very sustainable location. Amesbury Infant and Junior School is a 6 minute walk away. Other services, including a bus stop, are within 8 minutes walk.



RED LINE PLAN

2.2 SITE SURROUNDINGS

2.2.1 The surrounding dwellings are a mix of bungalows and chalet bungalows. Mainly detached properties they are of a varied size and style. The properties are at an angle to Kitchener Road and are staggered as the road traverses west to east.

2.2.2 The site has No.'s 42 and 44 immediately to the north-west. Both properties face onto Kitchener Road to the north-west. No.42 is a bungalow that has been extended and No.44 is a more recent addition and is a chalet bungalow with dormers facing north-west towards Kitchener Road and south-east towards the site.

2.2.3 No. 46 Kitchener Road is a bungalow that sits immediately adjacent the northern corner of the site. It's rear garden abuts the north-east boundary of the site. The bungalow is situated on land that is approximately 1.3m higher than the adjacent site.

2.2.4 To the south-east the site abuts a ransom strip which separates the site from the road known as The Drove.

2.2.5 To the south-west is a bungalow called Karinya. The bungalow fronts onto The Drove and has a driveway and garage immediately adjacent the site's south-west boundary. Karinya is situated on land slightly lower than the adjacent site.

2.3 SITE DETAILS

2.3.1 Previously garden land associated with the original bungalow, No. 42, the site has an area of 916 sq.m. (0.091 HA).

2.3.2 The land slopes upwards from the north-west corner of the site to the south-east corner. The level difference is 630mm.

2.2.3 The site has an existing vehicular access situated between No.'s 42 and 44.

2.3.4 The site boundaries are enclosed with 1.8m high close boarded fence.

2.3.5 The site is mainly grass with a single small tree and some shrubby vegetation along the south-west boundary.

3.0 PLANNING CONTEXT

3.1 Planning History

3.1.1 The last planning application associated with this site was for the erection of three new dwellings and had a reference PL/2021/09272. This was refused in November 2021. This application had a single dwelling to the side of No. 42 and two new bungalows at the rear. This new application addresses the reasons for refusal for this application.

3.1.2 Prior to that application there was a previous application, reference 21/01745/FUL, for the erection of two dwellings. This was approved in June 2021. This application was for a single dwelling to the side of No.42 and a single dwelling on the land behind. This is the application that No.44 was built under.

4.0 ACCESS

4.1 Site Access

4.1.1 There is an existing vehicular access from Kitchener Road which currently serves No. 42 and No. 44. The single access leads to the parking for each property and then continues down between the properties to provide access to the site at the rear. The access is 4.8m wide at the entrance and narrows down between the two dwellings. This access is as per the approval obtained under 21/01745/FUL.

4.1.2 The access leads to a turning and parking area for the two new properties within the site. The turning area is of a sufficient size to allow temporary parking of delivery vehicles as well as plenty of space for turning on site so that vehicles can leave the site in forward gear.

4.2 Dwelling Access

4.2.1 Each dwelling will have a footpath from the one of the parking spaces which leads to a level access area at the front door. This is inline with Part M of the Building Regulations. The internal layout of each dwelling will also comply with Part M of the Building Regulations.

5.0 DESIGN

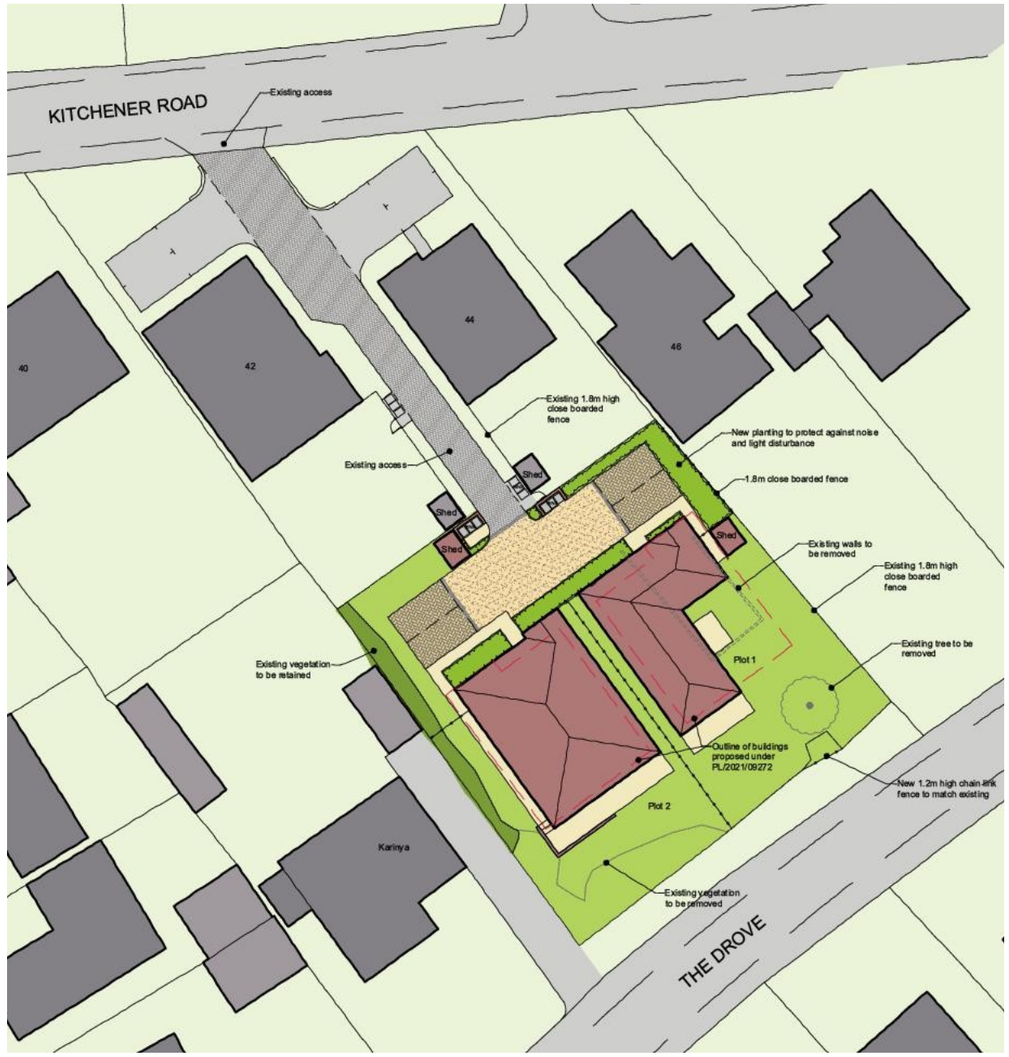
5.1 PROPOSAL

5.1.1 This proposal is for 2no. three bedroom bungalows. The design of each bungalow and the site layout has been informed by the previously refused application for a similar proposal.

5.1.2 The layout proposed under PL/2021/09272 was considered to adversely affect the neighbouring properties amenities, specifically privacy, overshadowing, vibration and pollution. The outline of each property proposed under this application is shown on the submitted site layout plan in a red dashed line. The site layout submitted with this application has been based on a topographical survey of the site and therefore accurately depicts the positions of boundaries, levels and existing vegetation.

5.1.3 Plot 2 shown on the submitted site layout was previously considered to be overbearing. This has been addressed by increasing the separation distance between Karinya and plot 2 by 580mm to a total distance of 7.39m. The roof height of plot 2 has been reduced from the previous application and is now 6.18m, a reduction of 620mm. The roof pitch has been lowered from 40 degrees to 35 degrees which also significantly reduces the bulk of the proposed roof. The bungalow sits roughly in line with Karinya so there will be no overlooking and the bungalow will not feel overbearing from either the front or rear garden areas within Karinya. The position of the parking was considered acceptable at the time of the previous application. This application has placed the parking further northward, further away from the rear of Karinya, and shows the retention of the vegetation along this boundary. This will further protect Karinya from any noise or light disturbance.

5.1.4 No.46 was considered to be the most affected neighbour at the time of the previous planning application. Plot 1 is located to the south-west of No.46. The northern corner of the proposed bungalow has been moved 750mm further away from the boundary. The bungalow has also been redesigned into an L-shaped property. This is a reduction of 7.3m of building adjacent this boundary. The longer rear element is 7.9m from the boundary. The reduction in width of the bungalow at this point also allows the ridge height to be lowered by approximately 2.25m from the previous proposed design. Again, the roof pitch has been reduced from 40 degrees to 35 degrees reducing the bulk of the roof. The difference in level between No.46 and plot 1 will be approximately 1.18m with No.46 being higher than plot 1. This is a significant difference and means that plot 1 will not be overbearing on No.46. The parking for this plot has been moved northwards 1.5m so that the walls of No.46 now protect the patio of No.46 from any noise or light pollution. The parking will be 1.18m lower than the patio area so has the benefit of some solid ground between the two. This together with new evergreen planting in the gap between the parking and the fence will ensure there is limited noise and light disturbance.



Block Plan

5.2 PARKING

5.2.1 Each bungalow has two parking spaces which meets the Council's Parking Policy.

5.3 LANDSCAPING

5.3.1 The site is mainly laid to grass with the exception of one small tree and some shrubby vegetation along the south-west boundary.

5.3.2 The proposals will remove the small tree and some of the vegetation at the rear of the site to clear a good space for the rear gardens of the proposed bungalows. The vegetation along the side boundary will be retained to provide some screening to Karinya.

5.3.3 The area between the parking for plot 1 and No.46 will be planted with evergreen shrubs to provide all year round noise, light and pollution protection.

5.3.4 New ornamental planting areas are shown to the frontages of each property. These will soften the view of the bungalows.

5.4 BIODIVERSITY

5.4.1 An ecology report was submitted under planning reference 21/01745/FUL and a biodiversity condition was applied to the approval. In the ecology report it was suggested that 2no. bee bricks and a swallow nesting box were incorporated into the build of each dwelling. The report also suggested that all grass areas should be planted with Emorsgate EL1, a flowering lawn mixture. These measures have therefore been incorporated in to this proposed design and are shown on the submitted elevations of the dwellings and the proposed landscaping plan.

5.5 BIN AND CYCLE STORAGE

5.5.1 The site layout submitted shows the positions of the bin storage areas for each plot. There is plenty of space at the frontage of the site for temporary storage of the bins on collection day.

5.5.2 Each plot has a storage shed for the secure storage of bicycles.

5.6 MATERIALS

5.6.1 The external materials proposed will match those of No.42a, namely a mix of red facing brick and white render and brown profiled tiles for the roofs. White upvc windows with stone cills and brick headers add interest.

5.7 DRAINAGE

5.7.1 There is existing foul drainage in the area and both proposed bungalows will connect into the existing sewer.

5.7.2 The surface water will connect into new soakaways positioned within the site.

6.0 CONCLUSION

6.1 The principle of new dwellings on this site has already been considered acceptable due to it's position within the settlement boundary.

6.2 The proposal makes best use of a site which is in a very sustainable location and an established residential area.

6.3 The proposal is for bungalows which reflects the existing character of the area and is therefore deemed acceptable.

6.4 The proposal meets the Councils requirements in terms of parking provision and for the storage of bins and bicycles.

6.5 The proposals address the reasons for refusal of the previous planning application by changing the site layout and design of the bungalows so that there is no overbearing, overshadowing, overlooking or noise and light disturbance to the neighbouring properties.

6.6 The bungalows will be built in materials to match those of neighbouring dwellings to maintain the character of the area.

6.7 The proposal should be approved as it is consistent with both local and national government policy.