DESIGN AND ACCESS STATEMENT

relating to an

APPLICATON FOR PLANNING PERMISSION

for

TWO PROPOSED DWELLINGS

at

1 & 2 CROSS ROADS COTTAGES, LONDON ROAD, DEVIZES, SN10 2HB

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1 & 2 Cross Roads Cottages, London Road, Devizes, SN10 2HB

Supporting Statement related to Application for Planning Permission

1. SITE ANALYSIS

The site is within the rear gardens of Nos. 1 & 2 Cross Roads, London Road to the North-East of Devizes. The existing dwellings are located adjacent to the roundabout where Horton Road meets the A361 / London Road. The existing dwellings and gardens are accessed via a private road off of the roundabout.

Nos. 1 & 2 are to the left of the private road (when viewed from the roundabout) and their gardens extend to the end of the private road, which backs on to Hopton Industrial Estate. Nos. 3-6 are to the right of the private road (when viewed from the roundabout) and two houses (Nos 7 & 8) are built upon what appears to have originally been the back gardens of Nos. 3 & 4.

Nos. 1-6 appear to be early 20th Century dwellings, Nos. 7 & 8 appear to be late 20th Century.

Nos. 1 & 2 are semi-detached properties and are owned by the Applicant, who lives in No.1, No.2 is occupied by a family member. The gardens of the two properties are large, with annexes and garages to both properties.

A Pre-Application Enquiry was submitted to Wiltshire Council, the Response from Wiltshire Council dated 18 May 2020 was broadly positive, it has been reviewed and its recommendations taken into consideration for this Application and detailed below.







(Photographs of site)

2. **PROPOSAL / DESIGN PRINCIPLE**

The Applicant proposes to construct 2No. two-storey, three-bedroom semi-detached dwellings within the back gardens of Nos. 1 & 2, this has been reduced from the 3No. dwellings proposed at Pre-Application stage.

The proposals have been designed to conform with Core Policy 57 of the Local Plan with the design using elements of both No.1 & 2 and Nos. 7 & 8 which help the building fit into its context. Namely the gable frontage, the roof pitch, and low eaves with dormers. The materials of the proposed dwellings are to be clay brick walls and concrete tile roofs similar to the surrounding dwellings. The height of the ridge has been reduced to a height approximately the same as Nos. 7 & 8.

The gross internal floor area of the proposed dwellings is 94m^2, adequately meeting minimum space standards for a two-story three-bedroom dwelling of 84m^2.

The properties are accessed via the existing private road; with parking for 3No. cars to each dwelling proposed, set to the front of the properties. The Pre-Application response from Highways confirmed that vehicles reversing onto the road in this instance is acceptable.

Each proposed dwelling has a reasonable sized rear garden and direct access to the garden via a gate. Within the gardens there is ample space for the storage of bins and bicycles.

No.1 & No.2 retain their garages and parking areas and adequate garden space to rear and front, No. 1 retains direct access to the garage and parking area via a wide path behind the proposed dwellings. A new access gate from the rear is also provided next to Proposed Dwelling 1. No. 2 is disconnected from its garage and parking area but has easy access via the road, this is not a concern for the Applicant as the situation remains as existing.



(Photograph of Nos. 1 & 2)



(Photograph of Nos. 7 & 8)

3. DESIGN JUSTIFICATION

The proposal provides additional dwellings within the Devizes Area, an area that is designated as requiring more housing within the Wiltshire Core Strategy. In accordance with Wiltshire Core Policy 12, paragraph 5.68 which concerns itself with Planning Strategy for Devizes Area and with Section 2 (Planning Policy) of Devizes Area Neighbourhood Plan the proposal meets a number of the specific requirements for development, namely: -

- Helps to meet the high demand for housing in Devizes
- Will be at the affordable end of the market including first time buyers
- Within the limits of the existing development and inside a residential area
- Within 10 minutes' walk of local and cross Wiltshire bus routes
- Within 20 minutes' walk of several Primary Schools and 30 minutes' walk of the Secondary School
- Near to employment centres

- It is also within 30 minutes' walk of the Town Centre (slightly further than indicated in the Neighbourhood Plan but still a manageable walk)

4. ACCESS STATEMENT

There are no negative access implications arising from the proposal, the dwellings will have level access and are easily accessible via public transport.

5. CONCLUSION

The proposed dwellings will provide affordable homes in the Devizes Area as required by the Wiltshire Local Plan; they are located to the edge of the town but still within its boundary and are within easy walking distance of both the Town Centre and Hopton Industrial Estate.

Parking and garden amenity space is readily provided for the existing and proposed dwellings.

The Pre-Application response indicated that the principal of development was favourable, this reduced proposal for two dwellings designed to fit into the local context is an attractive and positive scheme for the area.