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Design and Access Statement

Proposed Demolition of Existing Garages & Erection of New Dwelling at Land Rear of 4 School Road, Seend, Melksham, Wiltshire, SN12 6NJ

This design and access statement sets out the supporting information and design principals from which this proposal has been formulated.

This should be viewed in conjunction with the associated plans submitted, AH2019/78 Sheet 1

Brief description of proposal

The proposal is to demolish the existing garages and erect a new dwelling to the North-East of 4 School Road.

1. Background

1.1 The application site is located in the Conservation Area within the village of Seend,

1.2 The existing garages are located up a private driveway which is owned by the applicant, but the adjoining property, No. 2 School Lane & Wesley Cottage, have vehicle access rights over it to their properties.

1.3 The site is surrounded by residential properties to the East, South & West. To the North it boundaries the local primary school play ground area.

1.4 The building on the application site is a triple garage.

1.5 The application site is located within the defined limits of development within Seend, which is classed as a Large village in the Wiltshire core strategy.

2. Proposal & Policy

2.1 The proposal is to demolish the existing garage building on the application site & erect a detached single storey dwelling.

2.2 The proposed layout is shown on plans AH2019/78 Sheet 1.

2.3 Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise, which is the case for this application.

2.4 Core Policy 2 of the WCS states that *"”Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages”*

2.5 The application site is located within the settlement boundary of Seend and as such there is a presumption in favour of development at the application site. Seend is classed as a large village within the Wiltshire Core Strategy, specifically Core Policy 15 identifies Seend as a centre for development after Melksham.

2.6 As Seend is a classified as large village with facilities, any residential development within the settlement boundary can be classed as sustainable.

2.7 The Wiltshire core strategy identifies that within Large Villages, settlement boundaries are retained and development will predominantly take the form of small housing sites within the settlement boundaries. This application site and proposal fully fulfills this aim. Small housing sites are defined of having 10 or less dwellings; this proposal is for one single new dwelling and so can be classed on the lesser end of a small scale development.

2.8 The latest Wiltshire strategic housing land availability assessment identifies a requirement of 2370 new dwellings to be built between 2006-2026 in the Melksham Community Area, in which Seend is classed in. As of June 2017, the draft Wiltshire Housing site allocations plan for the Melksham community area, identifies that of the 2370 houses required, 2240 should be provided at Melksham & Bowerhill. This leaves 130 new houses that needed to be provided within the community area, with the hierarchy of settlements showing that Seend should be favoured for additional development.

2.9 Seend has a neighbourhood plan in preparation, but as Table 2.3 shows within the draft housing allocations plan June 2017 report, it shows that the neighbourhood plan are not advanced enough to identify the housing requirements of the village and where they should be located. Thus limited weight can be applied to this document.

2.10 The proposal meets the prescribed requirements as set out in Core Policy 1 & 2. Within the defined limits of development, there is a presumption of sustainable development.

2.11 There are material considerations that should also be considered at the time an application is made which may influence the decision e.g. the council's requirement to provide a 5 year housing land supply.

2.12 Para 11 of the NPPF states that planning decisions should apply a presumption in favour of sustainable development, para 11(d) explains that for decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

2.13 The footnote of this policy goes on to state that *"this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."*

2.14 The NPPF is thus clear that permission should be granted unless the adverse impacts of the development significantly and demonstrably outweigh the benefits of the development. This advice is a material consideration to be weighed alongside the policies of the development plan.

2.15 The development would bring a benefit in terms of a net increase of one dwelling in the local housing stock. The dwelling would also be constructed to modern standards of energy efficiency. This in turn would provide local economic benefits both during the development phase and thereafter in supporting the occupation of the dwelling, the two of which could be considered to make more efficient use of the land within the overall envelope of development.

2.16 The Wiltshire Council Housing Land Supply Statement demonstrates that the current number of years of deliverable supply of housing stands at 4.72 years.

2.17 The location being within the settlement boundary limits of Seend and being a positive addition to the housing stock without risk elongating the village, nor would it consolidate loose-knit development, it can be clearly seen as suitable infill development, all of which would accord with the requirements of CP2 & CP15, as such approval for this application should be expedited.

3. Use & layout

3.1 The proposed new dwelling has been designed to ensure the building does not cause any detrimental effect on neighbouring properties and also enhance the conservation area.

3.2 The existing garage building is of poor design and is constructed of materials that does not enhance the conservation area. This proposal seeks to improve the visual presence of the site.

3.3 The siting of the new dwelling not only makes the most efficient use of the application site, but ensures that it reflects the existing spatial setting of the area. The new dwelling will be positioned where the existing building currently exists, so visually in terms of built form, there will be minimal change. The proposal actually creates a reduction in built floor space, as the new building is less than that of the existing building being demolished.

3.4 The proposal will ensure that the new dwelling will not cause any loss of privacy, as the new dwelling is only single storey, ensuring no overlooking issues.

3.5 The distances between existing surrounding first floor property habitable windows are well above minimum standards dictated by the Residential Design Guide and Supplementary Planning Guidance documents, this will ensure the new dwelling will achieve adequate privacy levels for the new residents, without neighbouring properties looking down into the dwelling.

3.6 A distance of 24m from the existing 4 School Road and the habitable window of the new dwelling is achieved. The supplementary planning guidance states that 21m between habitable windows should ideally be achieved. This development well exceeds this recommendation and is deemed acceptable.

3.7 The dwelling is located away from any neighbouring property windows and dwellings, ensuring the development will not create any overbearing impact on neighbours.

3.8 The new dwelling will be provided with rear private amenity space for the residents to enjoy. The amount of residential amenity provided is ample for the size of the new dwelling.

3.9 The "Design for Life" guide (which many planners within Wiltshire Council refer to) states that new dwellings should be provided with amenity space at least equal to that of the ground floor living space. The new dwelling has a floor area of 30m2, and the rear private amenity space is 41m2 and so far exceeds this minimum criteria.

3.10 This also shows that the proposal does not create a cramped development. The spatial setting of the development matches that found at present and so the proposal can not be said to create a cramp visual appearance when this visual setting already exists.

4. Access & Parking

4.1 Access to the site will be using the private driveway from School Road. As previously stated this is currently used by No. 2 School Road & Wesley Cottage as well.

4.2 The existing use of the site means that vehicles can use the private driveway to the garages, and so the proposal will not change this situation, as the development will be provided with 1 parking space to the side of the new dwelling. The parking space will measure a minimum size of 4.8 x 2.4m.

4.3 The provision of one parking space for the one bedroom dwelling is in line with Wiltshire Highways parking standards. The vehicle will have ample turning space onsite to exit the site in forward gear.

4.4 The proposal does not affect the exit point from the private driveway onto School Road, and will not intensify this usage, as the site could be used on a regular basis for vehicle movements to and from the garage now.

4.5 The proposal does not affect parking provision of any of the surrounding properties, as the application site does not provide parking provision for any of the surrounding properties and the replacement building does not encroach upon the driveway anymore than then existing garages do, this will ensure the access for the 2 properties that use this driveway will not be impeded.

4.6 The parking areas will be laid to hard standing to ensure that disabled visitors can alight from their car and reach the front door without assistance. The site has been designed to be disabled person friendly.

4.7 The existing driveway will be re—laid to fresh gravel, which will be an improvement on the current state of the driveway, which has become neglected and overgrown. This will benefit the setting of the conservation area.

5. Scale

5.1 The scale of the new dwelling have been designed to replicates the building it is replacing. This ensures the setting remains largely unaltered.

5.2 With ensuring the scale of the new dwelling is similar to that of the existing garage building, the effect on the neighbouring properties and conservation area setting will be negligible.

6. Landscaping

6.1 As the site lies within a conservation area, the landscaping of the site has been designed to ensure the character of the area is enhanced.

6.2 The front of the dwelling will be planted with a border of shrubs and flowers. This will enhance the area as you enter the sitte up the private driveway.

6.3 The existing North boundary with the school is presently a metal wire mesh fence. This will have a close board fence erected it's length & along the rear boundary to enhance the site and cover the mesh fencing which does little to enhance the site and provide some privacy.

6.4 No trees of local importance will need to be removed as part of the development.

6.5 The new access driveway will remain, but with the new parking area laid to block paving.

6.6 The rear garden will have a patio areas to the rear of the dwelling with the remainder of the private amenity space laid to lawn.

7. Appearance

7.1 The new dwelling will be constructed of high quality materials to ensure the dwelling enhances the conservation area compared to that of the concrete pre-fab garage that will be removed that detracts from the area.

7.2 The proposal will be a marked improvement compared to the existing building.

7.3 The walling of the new dwelling will be through coloured render of a white/cream colour.

7.4 The roofing will be concrete profile tiles similar to that of No. 4 School Road.

7.5 The fenestration will be anthracite coloured upvc.

7.6 The use of these proposed materials will ensure the design of the dwellings will be a positive addition to the conservation area.

7.7 As the new dwelling will have very little street scene appearance, the new dwelling is entitled to it's own character and hence the proposed use of materials which do not directly match the surrounding properties, but the development will still create a positive impact on the area

7.8 The style and design will be different to those surrounding it, but the proposal will be of a higher architectural merit compared to the garage block it replaces, this will further enhance the conservation area by introducing a high quality dwelling into this part of the conservation area. This ensures that policy CP57 of the Wiltshire Core strategy is complied with.