4 Daubenton Close

Trowbridge, Wiltshire, BA14 7XD

Design & Access Statement

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Application Details

Site Address:

4 Daubenton Close
Trowbridge,
Wiltshire
BA14 7XD

Applicants:

Mr Kevin James & Miss Eleanor Norton

Prepared by:

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Introduction

This Statement forms part of a Full Plans Householder submission and has been prepared by LS Architectural Design as appointed agent to the applicants Mr Kevin James & Miss Eleanor Norton. It seeks to open a dialogue and gain planning approval for the proposed construction of single storey side and rear extensions, partial garage conversion and associated works at 4 Daubenton Close.

This submission follows consultation with the applicants and reflects the requirements of their brief whilst responding to specific local and national planning policy. The objective is to enlarge and create an attractive, sustainable home for the applicants, in an area where they and their family wish to remain and live within the community.

Local policy requires proposals to address a number of factors, particularly of relevance in this case including scale, height, massing and density of development, the relationship to townscape and landscape context. In response and supporting this Design Statement, existing site & location plans are submitted together with the proposals.

Planning Context

The policies to be considered as part of this application are:

The adopted Wiltshire Core Strategy (WCS) 2015, namely core policies CP57 (Ensuring High Quality Design and Place Shaping), CP61 (Transport and New Development) and CP64 (Demand Management)

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

ISSUES – The main considerations in the determination of this application are the impact on amenity of existing and neighbouring occupiers, the impact on the appearance of the area and car parking.

The application site is a detached dwelling within the established residential area of the town. There are no other planning designations that would affect the development.

The Site and Proposal

The site is located at the end of Daubenton Close, a quiet cul-de-sac which adjoins open space to the west. Vehicular access and off road parking are afforded at the front of the property, off Daubenton Close whilst a public footpath/Row runs adjacent to the western boundary from north to south off Soprano Way. There is further residential development to the north, south, east, and west of the site.

The site is not within a conservation area nor an AONB and there are no listed buildings on the site. The site is located within Flood Zone 1, the area of lowest flood risk.

The host dwelling is a modern two-storey detached house with easterly and westerly facing gables and fenestration provided in the form of white PVCu doors and windows. A detached garage is located along the eastern boundary with a wall and side gate which links it to the main house and secures the rear garden. The house and garage are presented in their original state, constructed from facing brick with cast stone dressings and with grey, smooth faced plain roof tiles and terracotta pantiles respectively.

The proposal is for planning permission for the erection of single storey side (link) and rear extensions to provide additional ancillary living accommodation. A change of use is also proposed to the rear half of the garage with ancillary utility space preferred whilst retaining general storage to the front, accessed off the existing garage door. Consequently, the main issues to deliberate are the impact on the character of the area and the principal dwelling; the impact development may have on the amenities of neighbouring occupiers and the resultant dwelling; and the proposals impact on highway safety/parking provision.

2m high brick walls and 1.8m close boarded fencing separate the front and rear private amenity areas from the neighbouring 5 Daubenton Close to the south-east and 94/96 Soprano Way to the north.

The topography of the site is level and no engineered landscaping works are proposed as localised regrading can be accommodated as part of the associated external works.

Use

The property has C3 residential classification and is currently in use as a dwelling as part of the wider estate. Whilst no change of use is proposed to the main house, the application includes the proposed partial change of use of the existing garage to that of ancillary accommodation for the household.

Layout & Amount

Key design considerations are to conserve, enhance and be sympathetic to the setting and character of the site, its amenity space and its surrounding landscape character.

The proposed extensions and alterations are designed to meet the changings needs of the applicants and allow for additional ground floor living and home office spaces. The proposals also allow for a reconfiguration of the existing floor plans with a more sociable open plan, light and airy layout preferred to the main kitchen and dining areas. Home officing for the applicants is the intended primary function of the existing front living room though the applicants brief required a flexible layout, with the option to facilitate further occasional ancillary living accommodation as necessary.

Whilst the proposed extensions are wholly sited within the existing side and rear garden areas, large and open amenity spaces are retained and continue to contribute towards the openness of the setting.

With considered design, the proposed side and rear extensions are intended to be comfortably expressed within the existing form. The overall scale, form and design is appropriate in relation to the host dwelling with cues being taken from it. Whilst set back and concealed from the street scene the design still responds to the requirement for matching materials and officers should therefore consider this element of the proposal acceptable in terms of design.

A proposed infill side extension to the eastern elevation allows for a single storey entrance hall, linking the existing house and garage, with gross external footprint area of circa. 11sqm. An additionally proposed circa. 8.9m projection to the northern elevation also allows for a single storey kitchen and living room rear extension with a gross external footprint area of circa. 42sqm.

The scale and form of development is consistent with such a building and is therefore considered appropriate, demanding its own individual setting whilst remaining consistent with the established pattern of development in the immediate area.

Whilst the proposal represents a further increase in development on the site, this detriment in terms of visual appearance is considered to be outweighed by the benefits provided by the improved functional design to accommodate the housing needs of a family and ensure the longevity of a family home. The proposals are also considered as an enhancement to the host dwelling and represent an efficient use of land and provides a family dwelling in the long term.

The proposed development would be built of appropriate materials and would on balance preserve the character and appearance of the area.

A particular characteristic of the site is the open and spacious appearance of the rear amenity space. The existing site curtilage extends to around 341sqm with the proposed combined building footprint accounting for 38% (circa. 131sqm) of that. This sits comfortably within the 50% permitted development upper limit. The site coverage and appropriate scale, together with the use of materials from the immediate area, will result in a visually attractive and harmonious addition.

Landscaping & Amenity

Local policy permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.

A starting point was to work with and retain as many of the site features as possible. Under these proposals, the existing boundary treatments and mature hedge planting are wholly retained to minimise the impact on neighbours, retain the established screening and ease the proposed extensions into their setting. Whilst an existing willow tree, marked 'T1' on P101 Existing Site Plan, is to be removed, this is considered of low value and would arguably cause structural issues to the house and boundary wall in due course given its proximity and species.

The proposed side and rear single-storey extensions are modest in design, with circa. 2.2m and 2.7m eaves heights respectively and a 4.8m ridge level to the linking side extension. Set back from the established boundary lines, they are considered to provide acceptable distances and relationships between properties given the location in an established residential area.

In terms of any potential loss of light, the proposals satisfy the 45-degree best practice design guidelines.

The NPPF sets as a Core Principle that planning should ensure a "good standard of amenity for all existing and future occupants of land and buildings". Reflecting this, as an aspect of good design, local policy requires development proposals to adequately address impacts on residential amenity. A generous amenity area of c.210sqm is retained under these proposals which will continue to benefit the enjoyment of the property.

Appearance

Local policies seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness, and amenity of both the site and its context.

Householder Design Guides states that all extensions should remain subservient to the host building in terms of scale and character. This is achieved with modest forms, set back and staggered down from the existing dwelling.

The proposal has been proposed through its design to complement the existing dwelling in the choice of materials, details and components, ensuring that the aesthetical appearance of the dwelling continues to compliment neighbouring properties, matching materials and components to the existing dwelling where possible, and therefore the scale and form of the proposed extensions will respect the proportions and character of the existing dwelling.

A high standard of design in new development is intended so as to maintain and enhance the character, appearance and environmental quality of the area. The new development will contribute towards achieving a high-quality building and space that reinforce a sense of identity and will integrate into its surroundings whilst seeking to compliment the overall character of the locality.

Access & Parking

Vehicular access and off-road driveway parking for 4 Daubenton Close is accessed off the adjacent highway to the south-east and this existing access, driveway and parking area are not materially affected.

The dwelling currently benefits from three bedrooms and these are retained under the proposals, presenting no material increase in parking.

The proposals do however include the partial conversion of the existing garage into a utility space ancillary to the household. Whilst this results in the loss of a single parking space, three existing off road driveway car parking spaces are retained which therefore satisfy Wiltshire Councils Parking Strategy requirement of two spaces for a 3-bed house.

The current front entrance to the house is accessed off the driveway via a narrow pathway. This arrangement is poorly considered, with the entrance concealed from view and therefore not obvious when approaching the dwelling. The proposals intend to block up this entrance

and move it to within the new side/ linking extension. This forms a clear arrival point, as seen when approaching from the driveway, whilst also using the overhanging roof to afford a functional/ sheltered new access.

During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Daubenton Close without significantly affecting the traffic flow. Waste from the site will be removed by skips with the appropriate street licences. Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

Conclusion

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

The above statement and supporting documents set out to identify the key constraints which apply to this particular site and aims to demonstrate how these are addressed with a careful and considered design proposal.

The proposed development is considered to represent sustainable development and would accord with policies CP57, CP60, CP61 and CP64 of the Wiltshire Core Strategy (adopted) 2015 and the National Planning Policy Framework and its associated National Planning Policy Guidance.

The result of this we feel, is a sensitive high-quality design, informed by the local character and pattern of development and of an appropriate scale. The clients propose good quality materials and high levels of insulation and so on all levels it meets the sustainability criteria of current policy.

Should permission be granted, the proposed extension will not have an impact on the provision of private amenity space and there is considered to be ample available for the size of the dwelling as enlarged.

Character and Appearance;

The proposal has been shown to respect the appearance and massing of the host building.

Furthermore, the proposal by reason of its design, siting, scale, massing, layout and materials is acceptable and contributes and responds to the local context and maintains the character and appearance of the surrounding area.

Residential Amenity;

The impact on adjoining properties has been minimised as far as practical and reasonable on a site in this location where there is a presumption supporting development.

Given the design, scale, massing and siting of the proposed development the proposal would not prejudice the existing situation nor cause significant harm to the amenities of any occupiers or adjacent occupiers through loss of light, overshadowing, overbearing impact, loss of privacy, noise, smell, traffic or other disturbance.

The proposal would be constructed to high insulation and fuel-efficient standards whilst contributing towards the provision of larger and affordable family homes within the current development limits.

We understand that a determination period of 56 days applies and with no circumstances warranting otherwise, we urge the appointed case officer to support this proposal. Should it be deemed beneficial, further discussion or a site meeting would be welcomed so as to draw this application to a positive conclusion.