

Supporting Statement For Land Adjacent to Dhekelia Broughton

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DEVELOPMENT
MANAGEMENT

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1) Introduction

The scheme under consideration is the construction of a bungalow on the derelict garden to the south of the detached house known as Dhekelia (which is currently being renovated.)

2) The Site

The site is located in the village of Broughton a rural settlement to the west of Malton. The site faces the main street through the village and is flat and currently derelict.

The road boundary is currently formed by a wooden fence in disrepair with a post and rail fence to the boundary adjoining bungalow, Westways

The site falls within the village development area and utilises the concept of 'infill development' indicated within the local plan strategy and addresses the 'noticeable shortfall in flats and bungalows indicated in 4.48 in section 4 (Housing) of the plan

It also falls within the concept of 'limited small scale housing growth' and the 'strong demand for housing' for the area mentioned in Section 3 of the local plan strategy

3) Analysis/Design

The proposal is to construct a bungalow as indicated on the accompanying plan with a detached garage to the rear.

It is intended to construct the bungalow in brickwork to complement the adjacent property (Westways) with a pantile roof

The scale and appearance is being reduced by the construction of a bungalow, to avoid an overbearing appearance in the street scene

The site outside any flood zone area as indicated on the environment agency's flood plan maps

Access to Malton is available by public transport on the main road.

The proposal will adhere to:-

National Planning Policy Framework 2012 in particular

Section 3 supporting a prosperous rural economy

Section 6 delivering a wide choice of high quality homes in particular paragraphs
48 and 50

Section 7 requiring good design

Building Regulations Approved Document

4) Use

- a) The building is to be for domestic occupation

5) Layout

The proposed layout is shown on the accompanying drawings presented with this application.

6) Access

As indicated on the drawing access would require an enlargement of the existing dropped kerb access to Dhekelia.