

RYEDALE D.C.

## Design and Access Statement

Erection of a Detached Residential Dwelling  
Former WAAF Site, Wombleton Aerodrome, Wombleton

21 MAY 2009

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This statement has been prepared to support the full application for the erection of detached residential dwellings and the demolition of the unoccupied pre-fabricated dwellings at the former WAAF site, Wombleton Aerodrome, Wombleton. Section 42 of the 2004 Act sought to provide a requirement for a Design and Access Statement to be submitted with all planning applications (subject to some omissions).

This statement takes account of the advice set out in DCLG Circular 01/2006, "Guidance on Changes to the Development Control System". It has also taken account of the CABE publication, "design and access statements – how to write, read and use them".

These documents have a common approach to the form and content of a design and access statement:

**"A design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way" (S60, Circular 01/2006)**

**"The level of detail required in a design and access statement will depend on the scale and complexity of the application, and the length of the statement will vary accordingly. Statements must be proportionate to the complexity of the application, but need not be long." (S62, Circular 01/2006)**

Both documents also indicate the issues to be addressed, these being **amount** of development, **layout** of buildings, **scale** of buildings, **landscaping** and **appearance**: the CABE document also makes reference to use: all six matters are addressed herein.

It is worthwhile noting that paragraph 62 of Circular (01/2006) that accompanies the requirements for Design and Access statements, acknowledges that statements will vary according to the type and scale of development to which they will support.

The following statement will of course identify the key principles considered in terms of layout and design, as well as reference and comments made in relation to access to the site and the proposed development.

### The Proposed Development

The attached planning application seeks permission for the erection of a detached residential dwelling and the demolition of the existing unoccupied pre-fabricated dwellings. The footprint of the proposed residential dwelling is significantly smaller than the footprint of the dwellings that are proposed to be demolished.

## **Description of the Site and its Surroundings**

The application site is located off Common Lane to the west of Wombleton and comprises nine pre-fabricated dwellings which are in a poor state of repair. Only one of the units is now occupied. The occupant is also using land within the curtilage of the units for the open storage of cars.

The existing dwellings were intended to be used for a temporary period of time and although a section 52 agreement required the dwellings to be demolished as they become vacant, none have been demolished. The agreement only requires the buildings be demolished, it does not require that materials are removed following demolition. In seeking to erect a new residential dwelling on this brownfield site, the applicant will demolish all the existing buildings and remove all materials, resulting in a significant improvement to the appearance of the open countryside.

## **Relevant Planning Policy Considered**

Submitted in support of the planning application is a formal Planning Statement which sets out both the national and local planning policy context in addition to then assessing the proposed development against those policies considered to be relevant.

## **Amount**

The attached planning application seeks permission for the erection of a detached five bedroom residential dwelling.

## **Layout**

The proposed dwelling will be located towards the centre of the site. As there are no residential dwellings in the immediate vicinity, the siting of the dwelling is considered to be wholly appropriate in terms of its positioning.

## **Scale**

The scale of the building is appropriate in the context of nearby detached dwellings and given the number and scale of buildings that will be demolished as part of the application. The scale of the proposed dwelling is also appropriate in the context of its distance from nearby dwellings, such that it will in no way harm the residential amenity of any nearby occupiers.

## **Landscaping**

A detailed landscaping scheme for the site will be prepared and will be agreed through a suitably worded condition to be attached to the formal grant of planning permission.

## **Appearance**

The proposed dwelling is part two storey and part single storey and is of a bespoke high quality design. The dwelling will be constructed from high quality materials in keeping with the locality.

**Access**

The proposed dwelling utilises an existing access off Common Lane and there is sufficient space within the curtilage of the site to allow cars to turn in order that they can enter and leave the site in a forward direction. The proposal also includes a integrated double garage providing covered parking for two cars.

**Conclusion**

The proposed detached residential dwelling and demolition of the existing pre-fabricated dwellings which are in a poor state of repair will provide a significant degree of betterment in this open countryside location. The development proposal is of a bespoke high quality design which gives due consideration to the site's location within the open countryside and will greatly improve the visual appearance of this site of this brownfield site.