



DESIGN AND ACCESS STATEMENT

For

Miss Serena Brotherton
South Lodge
Whitwell on the Hill
York
YO60 7JL

By

Richard Webster

Of

Prospect Design
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Project number Project title

PD123	Erection of 2no. semi-detached 3 bedroom dwellings on Land to the West of Two Gables, Main Street, Whitwell-on-the-Hill, York
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Assessment carried out by

Date

Richard Webster	01 st November 2016
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1.0 INTRODUCTION

- 1.1 This statement has been prepared on the instruction on the applicants, Miss Serena Brotherton & Mrs Sarah Brotherton to provide supporting information in relation to an application for full planning permission for the erection of 2No. three bedroom dwellings

2.0 SITE ANALYSIS

- 2.1 The proposed site is located to the South of Main Street in the village of Whitwell on the Hill at the end of the existing run of houses directly to the West of Two Gables. The built form of the village continues to the west on the Northern side of Main Street. The site is currently unused and presents an opportunity to provide a pair of semi-detached dwellings to the end of the existing streetscene.
- 2.2 Whitwell on the Hill is best accessed from the A64 from Tout Hill. Whitwell on the Hill has local public transport links with Malton and York which in turn have national connections.
- 2.3 The site is in the Hawardian Hills Area of Outstanding Natural Beauty
- 2.4 The proposed development lies within the site boundary as identified on both the site block plan and site location plan.
- 2.5 The site is relatively flat and level.
- 2.6 The existing footprint of the site is 451m².

3.0 PROPOSAL AND RATIONAL

- 3.1 Planning permission is been sought for the erection of 2No. three bedroom dwellings with good sized private gardens and parking to the rear. Vehicular access will be provided to the rear via Back Lane as identified on the OS site location plan and the site block plans.
- 3.2 The applicant's currently provide a large number of rented houses within the village of Whitwell on the Hill. Due to increased local demand for family homes the applicant is looking to develop the site to provide a further two such homes for rent.

4.0 PLANNING POLICY

The following planning policies have been considered, above, while developing this scheme

The Ryedale Plan – Local Plan Strategy

SP2 – Delivery and Distribution of New Housing

SP4 – Type and Mix of New Housing

SP13 – Landscapes

SP16 – Design

SP19 – Presumption in Favour of Sustainable Development

SP20 – Generic Development Management Issues

SP21 - Occupancy Restrictions

SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

National Planning Policy Framework (NPPF)

Section 7 - Requiring good design

- 4.1 The proposed site is situated at the end of a run of mostly two or three bedroomed semi-detached dwellings directly to the South of Main Street directly to the west of Two Gables but to the East of Back Lane which serves as access to the rear of these properties. The site can therefore be considered as infill development as described in Policy SP2.
- 4.2 The development proposed is therefore supported in principle, and bearing in mind the presumption in favour of sustainable development set out in NPPF and policy SP19 of the Local Plan Strategy, should be granted planning permission unless the adverse effects of doing so would significantly and demonstrably outweigh the benefits.
- 4.3 The development will add to the types and mix of housing available providing additional rented accommodation suitable for families in this location where there is an apparent shortfall.
- 4.4 As stated above the streetscene is made up of mostly two or three bedroomed semi-detached dwellings with larger detached dwellings located throughout the village. The age of the properties is mixed particularly on Main Street with newer infill constructions between older more established properties.
- 4.5 The applicants are keen to provide good sized family homes with three well-proportioned bedrooms. In order to achieve this the loft space has been utilised as an additional bedroom. This has resulted in slightly higher eaves (10.45) and ridge (13.80) heights than the neighbouring Two Gables. The proposed ridge and eaves heights are however comparable to other houses along Main Street such as Paddock View with an eaves height of 10.80 and a ridge height of 14.50.
- 4.6 The proposed dwellings have been designed to high standard using materials which are consistent with those typical of this location. Entrance porches, typical to the village will add further interest to the front elevation of the properties. Most of the existing properties are stone built with brick features under clay pantiled roofs which the new dwelling matches.
- 4.7 The proposed development will be sensitive to the character of the settlement

- and not harmful at all to the visual amenity of the surroundings.
- 4.8 It is felt the design provides a satisfactory standard of residential amenity. The development offers reasonably sized three bedroom, family, accommodation. The proposed dwellings are provided with generous, South facing, amenity space to the rear of the properties surrounded by close boarded timber fencing. 5 number parking spaces are also provided to the rear of the development together with space for oil tanks, waste disposal and recycle storage space (refer to as proposed site location plan).
- 4.9 To reduce the impact of the proposed development the site level will be reduced by approximately 700mm.

5.0 DESIGN SOLUTIONS

- 5.1 The following drawings show the Design Solution and form the basis of the Planning Application:

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| 1 | PD123-01 | OS Site Plan and Site Location Plan. |
| 2 | PD123-02 | As Proposed Floor Plan and Elevations. |

6.0 SITE ACCESS / CAR PARKING

- 6.1 Vehicle access to the proposed developments will be via Back Lane as indicated on the OS site location and site block plans.
- 6.2 Pedestrian access will be directly from Main Street with a separate, disabled, paved access from the car parking to the rear.
- 6.6 The proposed development will not have a detrimental impact on the highway network. The development uses an existing access from Back Lane to Main Street as identified on the site location plans. The proposed development will have a limited increase to the number of vehicular movements to Main Street / Back Lane which can be easily accommodated.

7.0 SUSTAINABILITY

- 7.1 Sustainability has been a key consideration from the start of the design process. The applicant is endeavouring to use electric to heat and provide hot water to the properties with the proposed photovoltaic panels providing much of this energy. This is however subject to attaining a positive SAP evaluation so the provision of oil tanks is included in this application.
- 7.2 The proposed parking area will be finished with permeable gravel with any hard landscaping draining into soakaways. Surface water drainage will also discharge into soakaways with suitable collection to control the flow during times of high rainfall.

7.0 BUILDING ENTRANCES

- 7.1 Access into the proposed new dwelling will be in accordance with current Building Regulations.