Two Proposed Dwellings south of Wynton, Whitle Road, Thornsett

DESIGN AND ACCESS STATEMENT
Prepared by John Dodd Property Limited, dated 20 June 2011.

1. The proposed development site is located at the northern end of Whitle Road, close to its junction with Apple Tree Road, which forms the boundary to the ground belt.
2. The site totals approximately 0.15 hectares (0.38 acres) and is located to the east side of Whitle Road.
3. The site is bounded by a detached house, Wynton, to the immediate north, a detached house known as Pennine View to the south, and the rear gardens of the houses off Peveril Avenue to the east.
4. The existing site is regular shaped and slopes from the far north west corner of the site down to the eastern and southern perimeters of the site, following the slope of Whitle Road. Currently overgrown with weeds and bushes, the site was formerly part of the ownership to Wynton. A service drain runs inside and along the eastern boundary of the site, and serves Wynton.
5. There are a wide variety of housing types in the immediate vicinity. To the west of Whitle Road opposite the site, there are 1900's terraced and new build detached houses of stone construction and some rendered elevations. Similarly to the south and south east of the site along Whitle Road there are also terraced cottages and detached houses of stone and reconstituted stone construction. The houses to the east on Peveril Avenue are a mix of mews, semi-detached and link detached brick built houses.
6. Wynton is a detached bungalow of stone construction with high pitched and gabled slate roof, and overlooks the houses on Peveril Avenue below to the southeast. Pennine View is a new detached house to the immediate southeast of split level design over 2 and, 3 floors and built of reconstituted stone, with pitched and hipped tile covered roof and PVCu windows.
7. The driveway to each of Wynton and Pennine View, are provided direct from Apple Tree Road and Whitle Road.
8. The proposed development will consist of two new dwellings, both detached providing four/five bedroom accommodation with double garages and separate individual vehicular access off Whitle Road. Traditional materials will be used in the construction and the existing boundary walls will be maintained where possible.
9. Dwelling A is of two storey construction with attached double garage, and utilises the flattest section of the site to the southern boundary adjacent to Whitle Road and Penine View.
10. Dwelling B is of split level design with single storey elevation to the front and two storey design with lower ground floor accommodation to the rear and uses the sloping nature of the site and allows a flatter more useful rear garden. There is also an integral garage provided to the front of the property.
11. The scheme layout has accounted for the differing levels of the site and has been developed to maintain the street scene to Whitle Road with the stepped nature of existing development using the natural slope of the land.
12. The design has accommodated the views of the planning and highways officers to ensure planning policy is adhered to and there are no adverse effects on the properties to the rear, the adjacent properties or street scene.
13. We have also consulted the adjoining residents and neighbours to ensure the proposed development does not have an adverse effect on their enjoyment of their own properties, the street scene or neighbourhood. This has been reflected in revised proposals that have met their satisfaction prior to the planning application submission.
14. The proposed dwellings as shown on the plans have driveway access from Whitle Road. The driveway access to each house will provide additional parking for a minimum 2 cars in front of the double garages. The access will be constructed to the current requirements for visibility splays. The access drive will be similar to both adjacent properties, Wynton and Pennine View. It is proposed to surface the drive and parking area in block paving to allow water percolation.
15. A new pedestrian walkway will be provided along Whitle Road to the front of the properties, as requested by Highways to improve the local highway safety.
16. Pedestrian accesses will be provided to the two dwellings from both the front and rear, and be accessible around their entire footprint. Dwelling B will have external steps each side of the property to provide access to the rear garden. Access door and internal arrangements will be in accordance with Part M of the Building Regulations.