

3908 12 Lascelles Road, Buxton

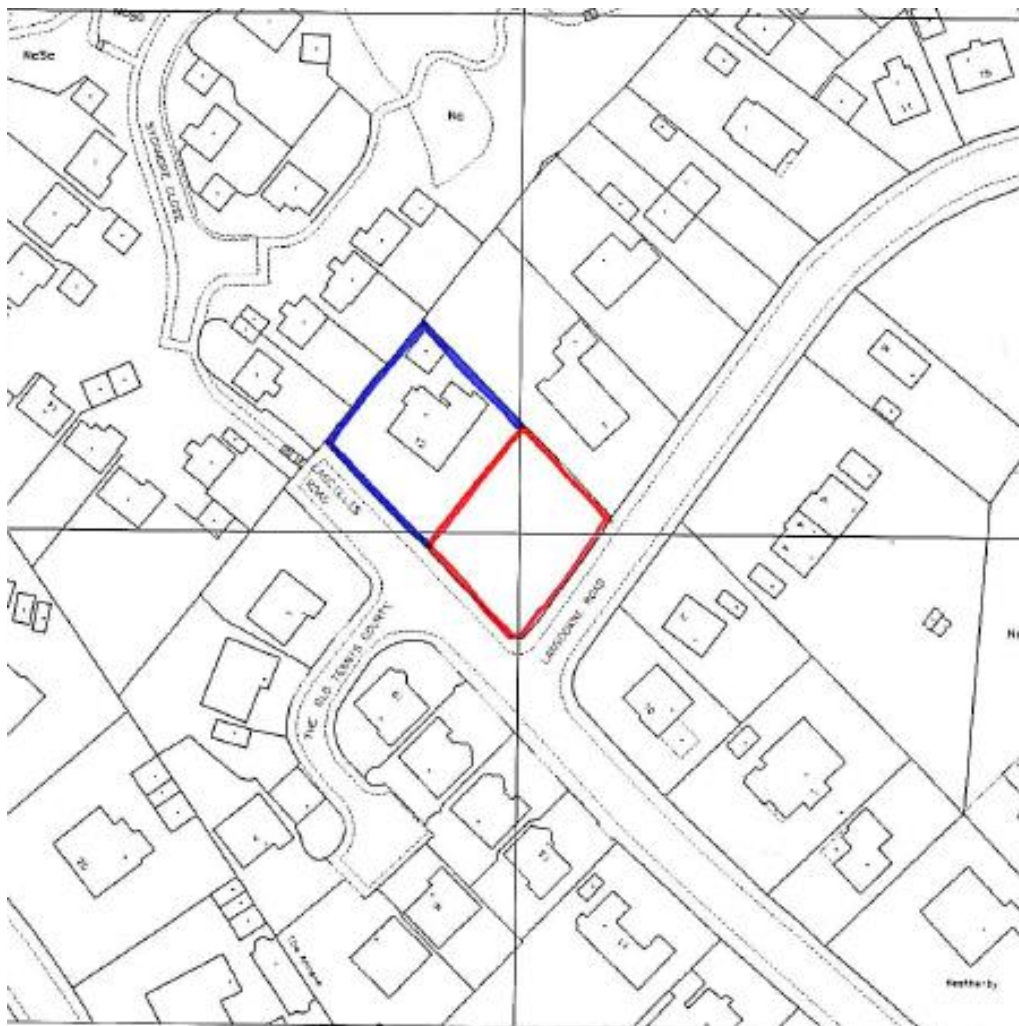
Design and Access Statement

This report has been prepared to support the planning application for a new dwelling and new vehicular access on the side garden of 12 Lascelles Road, Buxton, SK17 6RA.

[This application seeks a renewal of planning approval HPK/2019/0440. The additional text relating to this renewal application is in blue.](#)

Location

The site is on the corner of Lascelles Road and Lansdowne Road, near central Buxton. The plot comprises the side garden of Little Mount, 12 Lascelles Road.



Site Location

Site

The site is within the settlement area of Buxton and within an area of detached and semi-detached houses.



Site Location



Site looking towards no. 12 Lascelles Road

Existing Building

The site is a mature garden which has been the garden of 12 Lascelles Road since the 1930s. There are no existing buildings on the site.

Planning History

Planning Approval Ref: HPK/2007/0431

Approved July 2007

Planning consent was granted for a new dwelling and new vehicular access on land adjacent to 12 Lascelles Road.

Planning Approval Ref: HPK/2013/0249

Approved June 2013

Approval was granted for the variation of Condition 1 to extend the Time Limit to Five years for Application HPK/2010/0214 which granted approval for a new dwelling on the site. All other planning conditions remained the same.

Planning Approval Ref: DOC/2016/0030

Approved July 2016

A decision notice was issued confirming the discharge of planning conditions 4 and 9(a) to HPK/2013/0249.

Planning Approval Ref: HPK/2016/0449

Approved October 2016

Approval was granted for the new dwelling and new vehicular access on the site in 2016, and the review of pre-commencement planning conditions imposed on previous planning applications which had been discharged. The details of the site compound and scheme for tree protection submitted and approved under DOC/2016/0030 were included in the application drawings.

Planning Approval Ref: HPK/2019/0440

Approved November 2019

Approval was granted the renewal of planning approval HPK/2016/0449 for a new dwelling on the site. The details of the site compound and scheme for tree protection submitted and approved under DOC/2016/0030 were included in the application drawings.

Current Application

This application seeks the renewal of planning approval HPK/2019/0440 for a new dwelling on the site. No changes to the approved scheme are proposed. The details of the site compound and scheme for tree protection submitted and approved under DOC/2016/0030 have been included in the application drawings.

Planning Conditions

In consideration of this application, the applicant would like the opportunity to review the wording of any pre-commencement planning conditions before they are imposed on the application.

Proposals

No external changes to the scheme approved under HPK/2019/0440 are proposed. The cavity wall thickness has been increased to reflect current building regulations.

Amount of Development

The proposals comprise the scheme as previously approved.

Layout

The houses on Lascelles Road are set back from the front boundary. 10 Lascelles Road is also set back from the boundary with Lansdowne Road. The two storey section of the proposed house follows these building lines. The proposed dwelling endeavours to reflect the siting of the two storey house at 10 Lascelles Road.

Scale

The scale of the proposed dwelling is the same as the previously approved scheme.

Landscaping

The landscape design of the proposed dwelling is the same as the previously approved scheme.

Appearance

The appearance of the proposed dwelling is the same as the previously approved scheme.

The houses surrounding the site are a mixture of large rendered 1930s houses and bungalows within mature grounds and a development of large modern detached houses on smaller plots built in stone. The land beyond 12 Lascelles Road rises sharply and modern two storey buildings can be seen above.



10 Lascelles Road



12 Lascelles Road



19 Lascelles Road (The Old Tennis Courts)



Sycamore Close (Rear of 12 Lascelles Road)

The proposed house draws on 10 and 12 Lascelles Road for choice of materials. The materials proposed are local gritstone walls, with render and local stone features and details above, painted timber windows and doors, with a clay tiled roof above to match the existing properties.

Sustainable Development

Measures taken to introduce sustainable elements into the design are as follows:

- Natural light to all internal areas using windows, and rooflights
- Energy efficient lighting systems (including landscaping)
- Access to local amenities (bus routes), storage for cycles
- Drying area for clothing

Access

Neither Lascelles Road nor Lansdowne Road are classified. As Lascelles Road terminates beyond no 12, most vehicular traffic would be slowing to turn at the corner.

Due to the location of mature trees, an access off Lansdowne Road was preferred to avoid damage to a mature sycamore on the Lascelles Road frontage.

Comments were sought from Derbyshire County Council in response to the proposal to site the access adjacent to the boundary with no.1 Lansdowne Road. They confirmed that the access should be a minimum of 12m from the junction with Lascelles Road and a minimum of 3.2m wide.

The proposals submitted meet both these criteria. These dimensions are noted on the site plan.



Lascelles Road looking South



Lascelles Road looking North

The proposals comply with requirements set out in Part M of the building regulations.

No changes to the approved access are proposed.

Supporting Information

Trees

The site contains many mature trees, some of which are covered by Tree Preservation Orders. The trees were surveyed in 1997 and their condition classified. Some trees were felled in 2004 due to poor health. The approved house and drive were sited to avoid healthy trees where possible. These are shown shaded below on the tree survey below.

A tree protection plan was submitted and approved by the local authority under discharge of conditions application ref: DOC/2016/0030. This drawing is included in this planning submission.

Flood Risk

The site is not within a flood risk area.

Note

Should the case officer be in any doubt, we request that we are given the courtesy of being contacted in a timely fashion to enable us to submit a response to be made before the application is determined.