

DESIGN AND ACCESS STATEMENT

SWIFT HOMES LTD.

**THE MILLFIELDS,
LAMPLUGH**

16/11/894 – DAS

PROCESS / USE

The application seeks Full planning permission to replace the previously approved village hall with two detached dwellings and detached garage block.

The application site forms part of a larger residential development approved on 28/03/2018 under planning ref: 4/17/2182/0F1 and subsequently amended under application refs: 4/20/2016/0B1 and 4/20/2138/0B1. The development has commenced and thus the permission is valid in perpetuity.

The application is accompanied by the following supporting documents.

- Location plan.
- Detailed design drawings for the two dwellings and garage block.
- Detailed Landscaping Infrastructure Plan complete with planting schedule.
- External Material Schedule.
- Supporting Planning Statement plus Appendix 1.
- Design & Access Statement.

Pre-application advice.

Pre-application discussions have taken place with Nick Hayhurst and Chris Harrison.

AMOUNT

It is proposed to replace the village hall with two detached dwellings as set out below.

Type I (plot 16) 3 bed detached bungalow; single storey; G.I.A. 112.07m² excluding detached garage.

Type J (plot 17) 3 bed detached bungalow; single storey; G.I.A. 112.07m² excluding detached garage.

The detached garage block comprises one garage per property with a G.I.A. of 22.00m²/ garage.

LAYOUT

As stated above, the development has commenced. The approved access arrangements into the entire site have been formed and are complete. Construction works on plots 23-29 are in progress and the perimeter walls to the village green have been formed.

The removal of the village hall does not result in any alterations to the approved/ constructed access points onto the public highway or to the layout/ alignment of Back Lane. In basic terms, the village hall and associated car park are removed and replaced with the two new dwellings, garaging and gardens.

The detached garage block is located between the two new dwellings with associated parking in front. A private access with adequate turning serves the two plots.

The layout is such that there are no amenity issues in relation to existing dwellings or those previously approved on the development.

SCALE

The scale and external appearance of the two proposed dwellings and the detached garage block is single storey.

It is considered that the two additional dwellings reflect and respect the scale and massing of nearby existing dwellings and those previously approved on the development.

LANDSCAPING

The entire development incorporates a significant soft and hard landscaping scheme, the details of which have been previously approved. The details have however been amended to reflect the proposed changes and an updated detailed Landscape Infrastructure Plan is included with the submission.

It should be noted that as with the original approval, the communal landscaped areas will be maintained by a management company in perpetuity on completion of the development.

Hard and soft landscaping are detailed on the Landscape Infrastructure Plan.

All existing and proposed boundary treatments are indicated on the Landscape Infrastructure Plan.

APPEARANCE

An External Material Schedule has been submitted for consideration. Each property is listed separately, and the finishes listed are the same as those previously approved on the original permission.

Dwelling type I (plot 17) is predominantly finished in local stone but with render to the west elevation facing the double garage. An oak feature porch forms the main feature on the north (front) elevation.

Dwelling type J (plot 16) is finished entirely in render with an oak feature porch forming the main feature on the east (front) elevation.

ACCESS

The previously approved access arrangements into the entire site have been formed and are complete.

The removal of the village hall does not result in any alterations to the approved/ constructed access points onto the public highway or to the layout/ alignment of Back Lane. In basic terms, the village hall and associated car park are removed and replaced with the two new dwellings.

The detached garage block is located between the two new dwellings with associated parking in front. A private access with adequate turning serves the two plots. Each dwelling has been allocated a minimum of 2 off-road parking spaces plus the garage. In addition, there are two previously approved visitor parking areas opposite plot 15.

It is considered that the proposed layout changes do not result in any access related issues.

Alpha Design
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