Wednesday, April 22, 2020

Design and access statement

New Timber structure replacement Garage Demolition of concrete garage and timber shed. at Hazelwood, Hood Lane, Cloughton

Policy
under Class A (A.1(e)(i)), Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 that planning permission is required for the construction of a replacement conservatory.
Replacement Garage under Class E (E.1 (c)), Part 1 of the Town and Country Planning (General Permitted Development) (England) Order planning The relevant policies contained within the NYM Core Strategy and Development Policy Document (CSDPD) to consider in the assessment of an application for a replacement garage are Development Policy 3 (Design) and Development Policy 19 (Householder Development). These policies collectively seek to ensure that development maintains and enhances the special character of the National Park; is sympathetic to the character and appearance of the host dwelling and; should not have an adverse effect upon the amenities of neighbours. This is to be achieved through careful siting, high quality design and appropriate scale, mass and materials.
The draft Local Plan is not yet adopted but following the Examination in Public in November 2019, it is worth bearing in mind and having regard to the likely requirements of the emerging policies which are anticipated to become adopted in June 2020. Draft Policy CO17 (Householder Development) has very similar requirements to the current DP19 in terms of scale, height, design and general amenity considerations. However, in order to achieve a subservient extension, the policy proposes that the new development does not increase habitable floorspace by more than 30%. Total habitable floorspace should be calculated excluding existing extensions (unless built before 01 July 1948), garages, conservatories and outbuildings. The purpose of this limit is not only to respect the character and proportions of the host property but also to retain a mix of dwelling types to sustain balanced communities and avoid the loss of smaller, more affordable dwellings in the National Park.

Design Statement

Taking into account the requirements of the above policy construction will be restricted to a new timber structure replacement garage, demolition of concrete garage and timber shed

1. The new garage will be located on the foot print of the demolished timber shed which enables the vehicle turning to allow turning and forward driving for entry and exit of the property, which is difficult to achieve due to the ground gradients.

2. The eaves height of the garage is below the height of the flat roof of the timber shed and the roof pitch is kept as low as possible to enable the use of clay pan tiles, which are more suited to the national park area
3. SCALE: The scale of the proposed building is similar to the replacement shed
4. The garage height is kept to a minimum
5. APPEARANCE: The proposed garage is of a design and finish that respects the character and appearance of the national park area. The proposal would therefore have a positive impact on the locality and be policy compliant.
6. LAYOUT: and LANDSCAPING The proposed lay out although not ideal is the only practical way to achieve forward gear driving in and out and the addition parking due to the site gradients. Viewed from the road there will be additional screening of a beech hedge along the frontage.

Access Statement

The Site location requires vehicle ownership for most trips away from the property and this work allows off road parking and a turning circle within the site taking parking off the street For public transport there will be the need to walk the length of Hood Lane to reach a point where there is access public transport. There is therefore no reason to suggest that the proposed use would increase private car usage.

Conclusion

 It is considered that the careful use of material and screening and land scape attention will much improve and be in keeping with the national park and recommend he approval of these changes