

**DESIGN AND ACCESS STATEMENT
FOR
A PROPOSED NEW HOUSE
Adjacent 1344 Evesham Rd, Astwood Bank.**

Summary

This statement has been prepared to accompany an application for Outline consent for a single new house with the matters of access, appearance and landscaping reserved. The proposal is for residential use in accordance with the District Plan Policy 4.

The new house would be located adjacent the existing single dwelling No 1344 which occupies a large site. No 1344 has an unused non-residential single storey side annex that will be removed. The site would be subdivided and the existing house would remain in residential use.

Site and Surroundings

The site is in a residential area and within the settlement boundary of Astwood Bank. Astwood Bank is designated a Sustainable Rural Settlement in the development plan. There are no specific site constraints or special landscape designations.

The site is located to the west of the A441 and faces other residential development set back beyond a service road. To the north and south are houses of mixed sizes and periods .

Planning Policy

The following policies of the Local Plan are relevant to this proposal;

Policy 1- Presumption in favour of Sustainable development.

Policy 2 - Settlement Hierarchy

Policy 4 - Housing Provision.

Policy 5 – Effective use of land

Policy 18 – Sustainable Water management

Policy 11 – Green infrastructure

Policy 15 – Climate change

Policy 16 - Natural environment.

Other material considerations are the National Planning Policy Framework.

Planning Practice guidance.

Development requirements SPD document High Quality Design

The proposals are in accordance with policy 1 The site is within the built-up area boundary of Astwood Bank a Sustainable Rural Settlement and is therefore suitable land to redevelop and reuse. The proposals are also in accordance with Policy 4 Housing Provision

Traffic Access and Parking

Detailed design of access is a reserved matter

This proposal is to provide single access at the north of the frontage. This will be 5.0m wide.

Visibility splays of 60m are achievable in both directions. On site provision for parking 3No cars will be provided.

Sustainability

The site is within the development area of Astwood Bank. A petrol station, butchers, bakers, florist, and off licence are within 1200m. Astwood Bank has a local GP's practice, sports facilities, primary and secondary schools.

Astwood Bank is connected by bus to Worcester and Redditch. The nearest bus stops are 500m south of the site. The site it is within walking distance of local facilities.

The location of new homes within Sustainable Rural Settlement such as Astwood Bank minimises the economic and environmental costs of travel and avoids the pressure on productive farmland.

This proposal has provision for cycle-storage.

Landscape

Detailed design of soft and hard landscape is a reserved matter.

The existing south front and rear site boundaries are lined with small trees, shrubs and areas of low vegetation.

The current proposals show these being retained and a new hedge of wildlife supporting species is proposed where the site is subdivided.

Ecology

Other than the new access, all other trees or hedges are to be retained.

The residential annex is of flat roofed modern construction and is not in disrepair.

Appearance Scale and Character

Detailed design of appearance is a reserved matter.

The outline proposals show a detached house fronting the Evesham road. This is of a size and height are consistent with the existing house at 1344.

Flood Risk –

The site is in Flood Zone 1.

Storm water will be attenuated and discharged to the local authority sewer if ground conditions are unsuited to infiltration. It is intended that the new house is to be provided with rainwater butts.

Layout

Separation distances between the proposed house and the existing houses opposite exceed the recommended minimum. There are no properties facing the rear of the proposed house.

Photographs

Photographs in Appendix 1 to this statement show the houses fronting Alcester Road immediately north and south of the site and the existing house (No 1344).

Conclusion

The principal of this development accords with the policies 1 and 2 of the adopted Local Plan.

There will be no unacceptable harm to the amenities of the surrounding neighbours

The perimeter boundary hedges will be retained and enhanced to encourage wildlife.

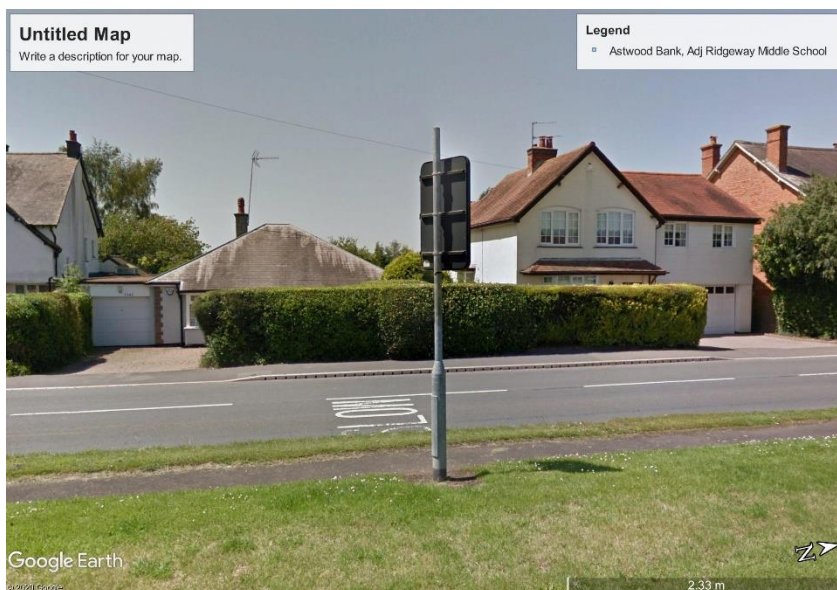
This development contributes to the supply of housing in Astwood Bank and the wider Redditch Borough area and future occupants would contribute to the support of local businesses and community.

The site is in a sustainable location within a Sustainable Rural Settlement, it has no particular constraints or special landscape designations. The development would give rise to little if any adverse effects on known ecological features. The proposals show a development that reflects local context and character while making efficient use of the site. The overall environmental impact would be positive.

APPENDIX 1



Nos 1348 Evesham Rd



No 1342 Evesham Rd



Nos 1344 Evesham Rd