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Ref; 23/1304/305A – PFE Compliance Summary

The Places for Everyone Joint Development Plan Document

Compliance summary

Erection of infill dwelling to previously developed stables use to the north of Titus Cottage, 57 Bradley Fold Road, Ainsworth, BL2 5QR

Policy JP-S2: Carbon and Energy

Policy JP-S2 sets out the expectation that new development will be carbon neutral and should minimise energy demand and maximise energy efficiency.

The following measures are proposed, or are to be considered in the design and construction of the dwelling in order to reduce carbon emissions, minimise energy demand and maximise energy efficiency:

- Insulation levels to the fabric of the building are to be provided that exceed the current building regulations Part L (Conservation of fuel and power – June 2022). To include floors, external walls and roofs.
- Use of an air source heat pump for heating, or a minimum ErP rating of 92% efficiency if a gas boiler is installed.
- Use of Photovoltaic panels and solar panels for electricity and heat generation.
- Use of passive solar gain.
- Use of low energy lighting and heating controls to reduce energy consumption.
- Installation of an Electric Vehicle Charging Point (EVCP shown to plans).

Policy JP-H3: Type, Size and Design of New Housing

Nationally Described Space Standards (NDSS)

The dwelling is designed as a three bedroom dwelling, with one double bedroom and two single bedrooms (3b4p), with the NDSS requiring a minimum floor area of 84m². The Gross Internal floor Area (GIA) of the proposed dwelling is 159m².

The dwelling complies with all of the technical requirements (section 10a.-10i.) that are set out in the NDSS document.

Part M4 (2) Category 2: Accessible and adaptable dwellings

The proposed dwelling is capable of meeting the requirements of M4(2);

- A safe and convenient step free approach route to the dwelling is provided.
- The approach route is level with a minimum clear width of 900mm and will have a suitable ground surface.
- A parking space within the curtilage of the dwelling can be widened to 3.3metres.
- A drop off point can be provided that is located close to the principal entrance, is level, and has a suitable ground surface.
- The principle private entrance has a level landing (1.2m²), the landing can be covered, lighting can be provided with diffused luminaires on a motion sensor, the door has a minimum clear opening width of 850mm, the required dimensions for the nibs and reveals to walls are provided, and an accessible threshold can be provided.
- All other external doors have a minimum clear opening width of 850mm, the required dimensions for the nibs and reveals are provided, and an accessible threshold can be provided.
- Internally the minimum clear width of every hall or landing is 900mm, every door has the required minimum clear opening width (table 2.1), a minimum 300mm nib is provided to the leading edge of every door in the entrance storey.
- Access to all rooms and facilities in the entrance storey is step free, the stair from the entrance storey to the first floor has a minimum clear width of 850mm, and the stairs meet the requirements of App. Doc. part K.
- Within the entrance storey a living area is provided, a minimum 1200mm clear space is provided in front of and between kitchen units and appliances, glazing to the principal window of the principal living area starts a maximum 850mm above floor level.
- The required access routes and access zones are provided to the bedrooms.
- Within the entrance storey there is a WC and wash hand basin and the potential for a level access shower, and the door opens outwards.
- The first floor bathroom is located on the same floor as the double bedroom and contains a WC, a basin and a bath, and the fittings meet the provisions of Diagram 2.5 of the App. Doc.
- To assist people who have reduced reach, services and controls comply with the requirements listed in section 2.30 of the App. Doc.

Policy JP-H4: Density of New Housing

The site area is 636sq m/0.06 hectare and one dwelling is proposed. This results in a density of 17 dwellings per hectare. This is less than the density indicated in policy JP-H4 (35 dwellings per hectare), but the policy confirms that a lower density of development may be accepted where this can be clearly justified by site specific issues.

In this case a lower density of development is considered appropriate in a Green Belt location where the lines of development are contained within the existing built form to either side, and a significant area of the available plot is given over to providing safe access, and open landscaped areas to the boundaries.

The total plot area includes the existing access into the site from Bradley Fold Road (equates to 53sq m of site area). This increases the site area but does not equate to land area that can be developed for additional houses.

In addition in order to provide safe access there is a requirement for vehicles to turn within the site and leave in forward gear and a significant area (excluding the parking spaces needed) is given over to manoeuvre (87sq m of site area). Again this does not equate to land area that can be developed for additional houses.

Typically to a larger site for multiple houses the access and manoeuvre area would be shared and hence would allow for a greater density. The access area that is included is the existing arrangement and the area for manoeuvre is essentially what is required to allow vehicles to turn and therefore these significant areas of land significantly skew the density figure for a single plot (20 dwellings per hectare would be achieved where the areas of the existing access and manoeuvre are deducted from the application site area).

Over 50% of the plot area is for garden areas and allows sufficient space to the adjacent dwellings, with much of the land given over to landscaping. The layout is considered to be a sensitive approach and appropriate to this location and follows the principles that were discussed during the pre-application enquiry. This results in significant landscaped margins to the southerly and northerly boundaries that are given over to landscaping and biodiversity improvement but do not equate to land that is available for additional housing development (equates to 46sq m of land area along the southerly boundary, and 87sq m of land area to the northerly boundary).

The rear garden length is 14.23metres. This could be reduced to 10metres to provide adequate amenity space, however the rear boundary is already established and is the extent of the previously developed use. It is appropriate to work to this boundary and a significant area of the extended garden area is given over to native hedgerow planting and is open garden area. The proposed building is contained within the existing building lines of the neighbouring properties. The additional garden length beyond the minimum 10metre depth of garden that would be

required for amenity does not equate to land that is available for additional housing development (equates to 53sq m of land area).

Taking all these factors into account the land areas that are included in the application red edge but cannot be utilised for additional housing is 326sq m. When this is deducted from the total red edge site area this results in a developable area of 310sq m/0.077 hectares and would result in a density of 32 dwellings per hectare.

If the building were to be split into two dwellings then there would be the need to increase the width of the building to provide satisfactory internal room dimensions (as required by the NDSS).

To the current proposal the eaves and ridge levels are reduced with the bedroom accommodation largely housed within the roof space. This reduces the height and provides a building that is appropriate in respect of the neighbouring dwellings and the street scene. There would be pressure to increase the height of the proposed building if two dwellings were provided in order to be able to provide sufficient bedroom space.

There would also be the need to provide additional parking spaces and there is very limited space to achieve this.

It is considered that the proposal for a single dwelling is appropriate in terms of the character of the site and maintaining openness. An alternative proposal for two dwellings would result in the need to increase the size of the building and to build closer to the adjacent dwellings, and would result in an increase in height and massing, and a reduction in openness.

In this instance for the design of the proposed dwelling to be appropriate in this Green Belt location, and to assimilate with the height and massing of the neighbouring dwellings it is considered that a lower density of development is appropriate.

Policy JP-C2: Digital Connectivity

In accordance with policy JP-C2 a full fibre to premises connection is available to this location:

- EE Fibre 36 Essentials – 29-37Mbps download speed, 5-6Mbps upload speed.
- BT Openreach Fibre - 76Mbps download speed, 15Mbps upload speed.

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