



Planning, Design and Access Statement

New corner dwelling at 1 Hereford Drive, Prestwich, Manchester, M25 0JY

1. Introduction

This Planning, Design and Access Statement has been prepared to support our planning application for the erection of a new 2-storey, 2-bedroom semi-detached corner dwelling in the side garden of an existing property.

This application follows a previous planning application (Ref: 67692) which was refused on 18th February 2022 and intends to address the previous reasons for refusal.

It is considered that the principle of 1 no. new residential unit should be acceptable due to the density and occupancy of the site. The proposed development falls below the guideline density and occupancy, it complies with current Local Authority and NPPF standards, and the design of the building is consistent with its residential surroundings.

The occupancy of the proposed building (a single-family dwelling house) will provide accommodation for a maximum of 4 people, being a 2-bedroom unit with 2 no. double bedrooms.

Additionally, the proposed development would not cause harm to the character and appearance of the area. It complies with the relevant requirements of local and national policies, as well as nationally prescribed space standards to ensure that new development is of a high standard of design that has regard to the local context.

The application site is a corner site facing Hereford Drive and Tewkesbury Drive, with some hedges that will largely be retained. The existing street trees will not be affected by the development. The construction process and site management will be limited to the application site as shown on the submitted plans.

2. Use

The application site has an area of 537m², being of an irregular shape. It is a residential site with an existing 2-storey single-family house, and is accessed from both roads (Hereford Drive and Tewkesbury Drive), which are both residential roads characterized by single-family dwellings.

The site does not fall within a designated conservation area and is not within a Green Belt.

The predominant use on Hereford Drive, Tewkesbury Drive and surrounding areas is residential. The proposed use of the site is therefore in line with this use: Residential.

3. Design

The proposal is for the erection of a 2-storey dwelling house with pitched roof, which will fully comply with current Building Regulations and matches materials, heights, established building lines on both roads and character of surrounding properties.

The design of the proposed dwelling house matches the predominant design language of adjoining properties. In fact, the design largely mirrors the façade of the existing house on the site. The height is also in line with other houses in the area. This also contributes to avoid a detrimental impact on visual amenity and respect the character of its surroundings when viewed from the roads.

The proposed building fabric will fully comply with current Parts L & E of Building Regulations, ensuring adequate thermal and sound insulation. In addition, from early design stage it was decided to open the scheme towards the West, East and South orientation for the following reasons:

1. to ensure good levels of natural light and ventilation to all habitable rooms
2. to ensure a good outlook towards the garden
3. to avoid being overlooked
4. to encourage natural surveillance of the street corner

The proposal also retains the existing wide crossover shared with the neighbouring property at no.39 Tewkesbury Drive, in order to further relate to the surrounding built environment. Through the existing crossover, two parking spaces are accessed with manoeuvring space for safe entry and egress. One parking space will be allocated to the existing dwelling (No1 Hereford Drive) while the other parking space will be for the proposed new dwelling.

A refuse enclosure away from the road is also located within this communal driveway area.

4. Landscaping

The proposal provides an external rear and front garden for future occupiers, which will be landscaped. The rear garden's boundaries to adjoining properties will be treated with 1.8m high feather-edged timber fences and hedges to ensure privacy.

5. Facilities

Refuse bins are located at the side of the site on the communal driveway accessed from Tewkesbury Drive, away from the road but easily accessible for collection and convenient to future residents. Secured cycling storage will be available in the rear garden, accessible through the driveway.

6. Sustainability

The materials proposed are of a traditional nature which will ensure longevity of the building.

Good performance insulation for the new external walls and adequate energy-efficient boiler/hot water cylinder are envisaged.

The new house will naturally benefit from full compliance with current Building Regulations which will greatly improve the sustainability and energy efficiency of the building.

Good orientation and generous glazed areas will ensure good levels of natural light and solar gain to reduce energy use.

Natural soil levels at the garden are maintained, and existing street trees will be unaffected. No disruption or negative effect from the development is foreseen to existing wildlife, vegetation, trees or buildings.

7. Access

Access to the residential accommodation will be from Hereford Drive for pedestrians and from Tewkesbury Drive for vehicular access into the site, as it currently is. Emergency access will also remain unchanged, with easy access from both roads.

The proposed dwelling house can be considered to meet Part M4(2) of the Building Regulations.