



DESIGN AND ACCESS STATEMENT

Land Next to 78 Countess Lane, Radcliffe M26 3NH

Proposals

The application proposes the erection of one detached dwelling house on the Land Next to 78 Countess Lane, Radcliffe M26 3NH. The land is surrounded by the mix of semidetached, detached houses and bungalows, with partially render and brick finish. Proposed dwelling will match to the adjacent property in heights, overall shape of two semidetached houses, roof shape and front line of the row of existing properties. Amenity space is provided within front & rear gardens. One meter high front boundary wall with electric sliding gates and 2 meter high timber fence to the rear of the proposed dwelling, existing fences on both sides of the site will remain.

Site and surroundings

The site is located on the Countess Lane Radcliffe, 78 Countess lane is to the South, 2 Ashcombe Drive, is to the North, Westminster Avenue is to the East of the proposed land.

The surrounding area is characterized by mixture of traditional Semidetached, Detached houses and Bungalows.

The site benefits from being within an established residential community. It is within easy walking/cycling distance of a range of local services/facilities including, post boxes, convenience stores, main bus routes, schools, parks, leisure facilities.

It is therefore evident the site is in a highly sustainable location.

Planning History

None.

Planning Policy

H2/1 H2/1 - The Form of New Residential Development

H2/2 H2/2 - The Layout of New Residential Development

EN1/2 EN1/2 - Townscape and Built Design

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

H2/3 H2/3 - Extensions and Alterations

H1/2 H1/2 - Further Housing Development

NPPF National Planning Policy Framework



Evaluation

Principle of the development

The application site is not being used previously, located within an established residential area and is within close proximity to a high number of services and facilities.

Impact on the character and appearance of the area

The proposed dwellings would not appear as an incongruous feature within the local landscape and would readily assimilate into its surroundings due to its overall design being reflective of existing properties locally. The proposed dwelling would not break the building line of the existing row of houses as it would not project forward of the front elevation of number 78.

The proposed dwelling would not have an adverse impact on the character and appearance of the area and will integrate well into the urban grain.

Materials would match those of existing dwellings locally and would be agreed with the Local Planning Authority.

Of significant benefit is the removal of the unsightly appearance and the provision of much needed housing. This will improve the appearance of both the site and the street scene.

Impact on amenity

The proposal is commensurate with the surrounding interface distances and will make an efficient use of this site.

The amount of amenity space is favorable and will contain, garden and bin space.

Impact on the highway

The assessment of the sites setting and surrounding's has shown that it is in a highly sustainable location with excellent public transport links.

Access

Access from Countess lane & Westminster Avenue to provide easy access,

Waste Collection

According to council policies.

Flood Risk

The flood risk appears to be low.

Sustainability Appraisal and Energy Statement

Proposed windows will have double glazed units cavity filled with Argon gas for high performance.

Conclusion

The proposals will result in numerous benefits which are not significantly and demonstrably outweighed by any adverse impacts. The application should therefore be approved.