PRE-APPLICATION: DESIGN & ACCESS STATEMENT FOR THE PROPOSED TWO NEW DWELLINGS FOLLOWING THE DEMOLITION OF THE EXISTING HOUSE ON THE SITE OF:
No: 29 HIGHCLERE, SUNNINGHILL.

For
Law Properties,
20 Rufford Gate,
London Road.
Bracknell.

Ref: YI/1303/CL
August, 2013
1.0 - Introduction

The statement is prepared in support of the proposal to construct two replacement houses on the site of 29, Highclere, Sunninghill. The Statement is accompanied by a site plan/floor plan and indicative front elevation.

2. Site

The site is situated on the eastern side of Highclere road which is a cul-de-sac off the Kings Road. It is east of the Sunninghill High Street. The site is predominately flat and is approximately 0.0546 hectares in area. The site is bordered to the east by the Marist Convent School Playing fields and to the north and south by dwellings. The existing house is a timber framed bungalow located centrally on the site with a detached garage located along its eastern boundary.

Highclere road is characterised by mainly Bungalows and Chalet Styled dwelling with majority of the properties having had extensive extensions and remodelling. The buildings are of mixed styles and designs.

3. Proposal

The proposal is for the construction of two new dwellings with integral garages following the demolition of the existing house. The proposed houses are located in line with the existing building line with parking provided to the front of the houses, keeping in character with the street scene.

The scheme would result in no loss of trees and screen hedging. A full tree survey and aboricultural implications assessment will be prepared to accompany a full application.

The proposed houses reflect the general scale, proportions and external appearance of the existing properties along the street.
4. Planning Policy Guidance references and summaries

4.1 Policy DG1 – Design Guidelines:
Criteria 3 requires the design of new developments to be compatible with the established street scene having regard to scale, height and building lines of adjacent properties. The proposal ensures that these requirements have been considered.
Criteria 6 require that new schemes utilise existing vegetation and other landscape features. The proposal seeks to retain existing boundary hedges and trees and replace and enhance where necessary. The Arboriculture Implication Assessment and Method Statement will be submitted with the full planning application and will address this.
Criteria 9 refer to generated traffic; the proposal for one additional dwelling will have no noticeable impact on the current traffic along the road. Three parking spaces per dwelling is being provided on site and will be an improvement to existing arrangements.

4.2 Policy H10 – Housing Layout and Design
The proposal is considered against a list of criteria including design, open space, safety, noise, access and parking.

4.3 Policy H11 – Housing Density
This ensures that within established residential areas, new development does not introduce a scale of development or a density which would be out of character with the area. The proposal maintains the density of development in the area and immediate surroundings.

4.4 Policy N6 – Trees and Development
This addresses the need to provide a tree survey report and protection for trees during construction. A tree survey is being provided with the submission and a detailed Implication Assessment and Method Statement will be provided with the full planning application. The proposal does not involve the removal of trees and the new houses are sited predominately on the existing house footprint.

4.5 Policy P4 – Parking within development
The proposal meets the Councils parking standards by providing adequate on site parking.

4.6 Policy IMP 1
This requires that contributions are made towards infrastructure and services made necessary by the development.
5. Assessment of the Proposal with regards to the Policy and Site Specific issues. The policies referenced previously are concerned with ensuring that new developments are of a high standard in respect with the character of the area and its surroundings, its sustainability and have levels of amenity that meets the adopted standards. The proposal is assessed to meet these requirements.

5.1 Site and Layout

The site is located within the settlement area of Sunninghill. The existing building is a timber framed bungalow which sits centrally on the site with a detached single garage situated to the rear of the property. The plot is open to the front along the road with very little vegetation as is characteristic of the road. The new houses are both positioned partially on the existing footprint and maintain the existing building line to the road.

5.2 Design

The houses are design to reflect the scale and character of the street. There is wide variation in the styles and material of properties on the street and the design of the elevations take influences from the buildings in the area. The accommodation is laid out on two floors with the second floor located within the pitched roof. The layouts of the houses have been carefully considered to avoid any overlooking of adjoining neighbours amenity areas. The openings to the side elevations will have obscure glazing to the bathrooms and stairs.

The new houses have been designed in keeping with the character of the street and are styled as bungalows so as not to appear visually obtrusive both in scale, height and bulk. The replacement houses will not affect the existing trees and boundary screening as they are located on the existing footprint and will therefore not change the character of the area or the street scene.

There will be no significant increase in density with the addition of one unit as the two plots are comparable in size to others in the surrounding area and meet one of the core principles of the NPPF which is to support the supply of housing requirement and the effective and efficient re-use of land.

The design and style will be in keeping with the general character of the neighbouring properties and the residential amenities in the locality.

5.3 Access

The scheme proposes separate access and driveway to each plot which is characteristic of the road and clearly acceptable in highway terms. There will be on site secure parking for 3 cars per plot including the garages. The site is located within walking distance of the Sunninghill High Street which has an array of shops and amenities including a school.

5.3 Landscaping

A tree survey is being submitted with this application. The main trees along the eastern boundary are located on the Marist Convent School site. A full application will be supported by Arboriculture Reports, setting out detailed
procedures and requirements during construction. Very low level planting is proposed to the front gardens in keeping with the street scene.

5.4 The full application will be supported by all the required reports addressing Trees, highways and ecology issues.

6.0 The local Authority has adopted various Supplementary Planning Documents

The proposed scheme will comply with the SDP’s that have relevance for the proposed development and are assessed as follows.

6.1 Sustainability
The proposed new dwellings will be of high energy efficient rating thereby reducing its environmental impact. It is proposed that the new dwellings will have improved U-values over the basic Building Regulation Requirements. The figures can be confirmed at later stages of the detail design. Doors and windows will be double glazed.
It is proposed to install wood burning stove to the principal reception rooms to augment energy for heating.
In addition, the bathrooms and kitchens will have water saving fixtures and fittings to help reduce water use within the houses.
It is also proposed to install water butts to harvest rain water for garden irrigation.
Space will be allocated for bins to allow for recycling and waste collection in accordance with the Local Authority collection scheme.
Space will be provided within the garage for cycle storage. The site is very close and within walking distance to the Sunninghill high street.

6.2 Planning for Ageing Population

*Lifetime Homes Standards –*

The proposed houses will have layouts which are suitable for adapting to meet the needs of the occupiers at different stages of their lives.
The property is served by a level drive with ample on-site parking for 2 or more cars and is adjacent to the main entrance/door. The main entrance doors and internal doors widths provide a minimum of 800mm clear opening and wherever possible a clear 300mm on the opening side of the doors to adjacent walls. The entrance doors have a covered porch area providing shelter with a level standing area.
Circulation spaces within the dwelling are generous and have a width of 1350mm. There is the potential for the reception rooms on the ground floor to be partitioned to become temporary bed space with a downstairs cloak room that can easily accommodate a shower.
The staircase is suitable for the installation of a stair lift.
All the bathrooms are easily accessible.
The windows and doors are fully glazed with very low sills. The location of all service controls will be in accordance with the recommended requirement.
Secure Homes –

The proposed dwelling will conform to the standards set out for new homes in Secured by Design New Homes, Part 2: Physical Security.
The site will have on site parking for 2 cars, in addition to lockable garaging for 1 car and cycles.
All external and windows doors to be fitted with locks installed to meet the required standards.
External lighting will be installed as required and fitted with low energy bulbs and meet the required standards. All utility meters will be located externally.
The proposed scheme is in keeping with the Street character of the open frontage as this allows for neighbourhood surveillance.

7. Conclusion;

For the assessments set out above it is considered that, the scheme proposed is appropriate in terms of character and amenities of the area and consistent with the Local Plan policies DG1, H10, and H11.
The proposal contributes to the affordable housing supply for small young families.
As required by Planning Policies and SPGs the full planning application will be supported by the necessary reports on Trees, Highway issues and Ecology.
The clients are aware of the required contributions towards infrastructure and services and are happy to make them.
For these reasons the proposal for two dwellings should be supported.