

EXPLANATORY DESIGN STATEMENT

CONSTRUCTION of 2No 3-BEDROOM DWELLING HOUSE WITH INTEGRAL GARAGES FRONT DRIVES AND PARKING SPACES TO REPLACE AN EXISTING BUILDING AND OUTBUILDINGS at:

ESTATE HOUSE, HUNTERS GROVE, UB3 3JF.

The Explanatory Design Statement is to accompany the Full Planning Application and associated design drawings.

The project under the current submission follows previous unsuccessful applications, which were withdrawn.

The drawings under the current submission include:

Location Plan **PL.01**, Site Block Plan and Landscape **PL.02**, Floor Plans – **PL.03** and Elevations – **PL.04**.

It is important to explain the design principles, the way the location of the site and its context is understood and the way the proposal responds to the relevant planning policy framework.

The application site presently contains a dilapidated single storey building with numerous garden structures and a disorderly rear space, with a direct drive road branching off Hunters Grove.

In order to provide much needed family accommodation, the project was prepared for a demolition of all disused dilapidated structures and the construction of two 3-bedroom semi-detached dwelling houses, each with an integral single garage, an external parking space and garden.

The surrounding existing buildings are not statutorily listed, mostly semi-detached of varied styles, character, elevational treatment and materials, including bricks and render, most having been enlarged and modified.

The detailed design of the proposed new dwelling was carefully prepared taking into consideration relevant planning policies, in particular NPPF: its Ministerial Foreword and paragraphs 9, 10 & 17, which emphasize the creation of sustainable development ensuring *improved living standards for future generations achieved by a good progressive design approach, high quality individual design and good standard of amenity for all existing and future occupants of land and buildings*. The form, style and elevational treatment of the proposed house has been chosen in conformity with NPPF - paragraphs 56, 57, 60 & 63.

The shape of the building is determined by the unusual shape of the site, the 2m distances maintained from the boundary fences with all adjacent properties and the adequate size and shape of front drives allowing manoeuvring to egress the site in forward gear. Private gardens will have small terraces built in permeable paving blocks, reconstructed 1.8m close-boarded boundary fences and landscaped areas with a provision of small trees and native shrubs.

The proposed dwelling houses, although designed in a traditional form, have a choice of contemporary details and materials, including large glazed openings to maximise the penetration of natural light. The proposed materials include a combination of brick and render, with contemporary choice of double-glazed fenestration.

The width and shape of the proposed building ensures a varied ridge line to break up the monotony and prevent an effect of an overpowering presence. Importantly, the design ensures no overlooking or overshadowing of the adjoining properties.

The design provides a covered side area for refuse bins at each dwelling.

Although there is an existing access to the present property, the proposed new access will be sited and laid out following the approved drawings and in accordance with Council's current guide notes and requisite licences will be obtained.

Hopefully the submitted project will satisfy the expectations of the planning and highway authorities, but additional requests or explanations would be answered without delay, all in order to obtain the time efficient planning permission, then construct the two valuable dwelling houses.

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