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DESIGN AND ACCESS STATEMENT INCLUDING PLANNING JUSTIFICATION STATEMENT PROPOSED DEVELOPMENT OF LAND AT REAR OF 170-176 HOLLIN LANE

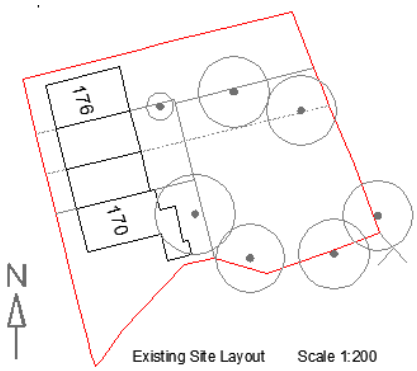
This design and access statement should be read in conjunction with the detailed plans and supported documentation provided.

Application No: **20/00586/FUL**
Previous Application No: 19/01411
Date: 14th October 2020

1 THE SITE

The proposed site, which is bordered by timber fences and hedges is currently vacant land with no adjoining buildings. The existing site is an all open area. The proposed site is currently not well utilised and is therefore currently underutilised resource.

The proposed site is unaffected by the Tree Preservation Order or any statutory landscape designations, and no protected species are habitant on the site. The site is unaffected by public right of ways and is not a conservation area.

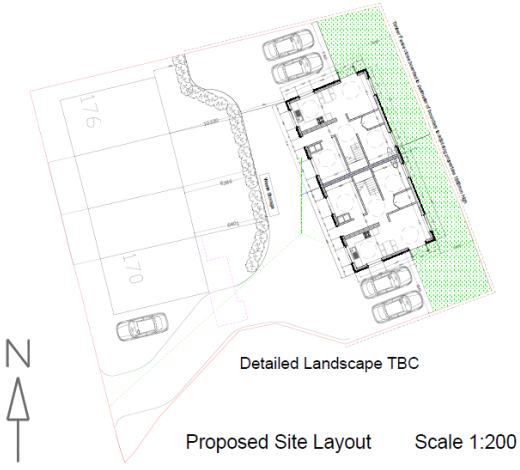


2 PROPOSAL

The proposed application provides for two accessible and adaptable living, two storey semi-detached dwellings, with associated disabled access.

The ground floor of each property will consist of an open plan kitchen and living area, one bedroom and a wet room with disabled access. The upper floor will consist of an open plan living and sleeping area, and a bathroom, inclusive of shower for use by carers on a rota/shift basis, designed not to suite permanent living area. Fire sprinkler system to be fitted to each property. Both properties will provide associated living spaces to enable supportive co-living of a carer.

Proposals include extension of existing gardens and privacy screening for addresses 170, 172, 174 & 176 Hollin Lane. Demolition of an outhouse on 170 Hollin Lane is proposed to allow for accessibility to the proposed dwellings. Proposed sewage runs are identified in full application.



3 LANDSCAPING

Full landscaping to be confirmed in design with planning officer. The proposals include wheelchair accessibility to the front and side and associated hard standing car parking facility. Gardens and boundary to be landscaped to provide privacy from adjacent properties.

4 APPEARENCE

The proposed properties will be constructed of outer brick walls, with high quality UPVC framed double glazing to match the surrounding properties. The design specifically addresses and relates to the character of the surrounding area. The materials and architectural aesthetic modelling responding to surroundings and purposely share similar characteristics.

5 ACCESS & CARPARKING

The development is accessed from an amended vehicular and pedestrian access off Hollin Lane. The amendments allow for an improved access which provides the visibility splays required by the Council from both the access and parking for No 170. The revised access points will be the same scale as the current provision. The proposed dwelling will have 2no vehicle parking spaces as required by the Council. No 170 retains the current 1no parking space provision.

The site is in a sustainable location with easy access to a number of amenities and public transport links; the proposal constitutes sustainable development. No special access arrangements have been made other than the internal access from the domestic dwelling as this is a private domestic dwelling. In-curtilage parking within the garden area for 2no cars is to be provided for each property.

6 WASTE MANAGEMENT

Confirmation that the house has a bin area (hard standing) of sufficient size to accommodate the required number of bins for domestic waste and mixed re-cycling, positioned for ease of collection at the front of the dwellings. The bins will be brought out for emptying as required by the Local Authority on collection days and located in the area to the RHS of the main vehicular entrance.

7 JUSTIFICATION

In view of the above it is argued that the siting, design and scale of the proposed properties are acceptable and it would not harm the character of the surrounding townscape and /or the living conditions of neighbouring occupiers, furthermore our client had quoted “One of my long term tenants is physically and visually impaired, and it was in conversation with him that I became aware of the shortage of suitable accommodation “ and in following up the previous statement also with “In conversation with a local estate agent, he said that it is highly difficult to find accessible property in the Middleton area and he believes that there will be high demand for such a home.” With the addition of housing that allows for accessible living to the area it will mean less people need to surrender their independent living. Therefore, in the absence of any other material considerations, planning permission should be granted.