New 4bed house with integral double garage and additional in-curtilage car parking space on land adjacent to Whittle Fold Farm, Whittle Lane, Heywood. OL10 2RD

for

Lucinda Docker

1. Description of Application

Outline planning permission is sought for a new two storey house on this site. This statement supports the planning application to build a house with integral double garage on this small parcel of land together with in-curtilage parking accessed from the unadopted Whittle Lane.

2. National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was published on the 27th March 2012, replacing the existing system of national planning policy guidance and statements. The document sets out the Government's planning policies for England and how these are expected to be applied, and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment, and at the heart of the NPPF is a presumption in favour of sustainable growth.

3. Physical Context

The site sits within the Rochale MBC area.The proposed new property is a detached, traditional styled house built in brick/render to compliment the existing and more recent development adjacent to Whittle Lane. The pitched roof will be covered generally with grey Marley Modern interlocking tiles and the window styles will be traditional casement upvc windows .The site presently has vehicular access directly off Whittle Lane. This vacant site has been used most recently for parking.

4. Local Social Context

The new dwelling will reflect visually the thriving and sustainable residential community already accommodated on Whitle Lane, plus raise the level of pride and desirability of the location.

5. Design Principles and Concepts

The vision responds to the current and future needs of this settlement, with the overall aim of providing a high quality environment and sustainable development.
There are a number of key principles and design objectives which have informed the proposed development and which are explained in more detail within this Design and Access Statement;
Key design principles include:

- The retention and enhancement of the existing vegetation structure associated with the site boundaries and other environmental assets;
- To deliver a high quality, sustainable development which reflects the scale, layout and pattern of the settlement and is appropriate to its setting;
- Development should respect the visual amenities of the wider landscape setting;
- Scheme should be visually attractive, respecting the context, form and type of existing built form and building styles evident within the local area;
- The creation of a robust and appropriate development edge which provides a sensitive transition between the proposed development and the wider countryside setting;

6. Amount

The property stands within a curtilage of approximately 336 m2.

7. Layout

The orientation and location of the proposal is determined by the house layouts and design. The orientation and location of the new property and the manner in which the site is accessed and utilized externally is retained as existing, this maintains the straight forward and clear access to the main road from Whittle Lane.

8. Scale

All aspects of the proposal have been designed to be of an appropriate scale in relation to the existing surroundings.

9. Landscaping & Biodiversity

The proposed landscape strategy will be designed to reinforce and enhance the site boundaries, and aims to maintain and enhance the degree of physical and visual containment afforded to the application site, whilst ensuring the improved longevity of the landscaped setting and visual containment between the site and wider countryside. The National Planning Policy Framework (NPPF) requires developments to maximise the opportunities for biodiversity by building in enhancement measures. The proposals present the opportunity to deliver ecological enhancements for the benefit of local biodiversity, thereby making a positive contribution towards the broad objectives of the national and local Biodiversity Action Plan (BAP).

10. Appearance

The proposal is to construct a house using brick facings to compliment its surroundings.
The principle behind the design has been to achieve the desired accommodation in a manner that conforms to, and compliments the style and characteristics of the surrounding properties to the site.
The proposal has been designed and developed having regard to the following considerations:-

- The need to compliment the form and scale (domestic) of the original buildings surrounding the site.
- The need to provide high quality accommodation provided by this development to justify the necessary investment.
- The desire to achieve a sustainable form of development.

11. Access

The existing vehicular access into the site is to be utilized for this new dwelling to facilitate parking in the immediate vicinity/curtilage of the property. The nature of the driveway and parking area within the site ensures all occupiers and visitors, irrespective of age or disability have convenient and equal access to the dwelling. The proposed access arrangements have been carefully considered so as to minimise the impact upon the existing vegetation that defines the site boundary.

12. Justification Statement

In view of the above it is argued that the siting, design and scale of the proposed dwelling is acceptable and it would not harm the character of the surrounding Green Belt/local settlement on Whittle Lane /or the living conditions of neighbouring occupiers. Therefore in the absence of any other material considerations, outline planning permission should be granted subject to appropriate conditions.