Design and Access Statement

Proposed conversion of garage to disabled wet room, along with alterations to create disabled access. Side extension to dwelling to extend kitchen and create a sun room at Midhaven.

This report's aim is to demonstrate how the design process has been established and created the thought process behind the planning application. The report outlines the provisions of a high standard of design with the inclusion of accessibility for all, whist complying with planning legislation.

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Design and Access Statement

1. **Introduction:-**

This Design and Access Statement supports the full planning application for various internal alterations and single storey extensions to existing bungalow.

2. **Compliance with Planning Policies:-**

National Planning Policy Framework

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Local Plan adopted August 1993

- E1 Conservation of the rural environment
- E8 Design of new developments
- E3 Landscaping in new developments

Local Plan LP1;
Fenland District Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Fenland.

Local Plan LP3;
The overall strategy is for sustainable growth, including new housing and job creation, in order to facilitate the health and wellbeing of Fenland's residents. The focus for the majority of growth is in and around the four market towns. Development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of previously developed land (except where that land is of high environmental value), and enabling a larger number of people to access jobs, services and facilities locally. Development should provide the scale and mix of housing types that will meet the identified need for Fenland (as set out in an up-to-date Cambridge Sub Region Housing Market Assessment (SHMA)) and a range of new job opportunities in order to secure balanced communities.

Local Plan LP4;
The adopted Fenland Local Plan is by design a pro-growth and flexible plan to encourage development in the district. The plan no longer relies on Development Area Boundaries (DABs) to set the development limits for settlements (both villages & market towns), and does not allocate a large number of new (relatively small) sites for development, as is the traditional approach in plan making. Rather, in order to establish which sites would be acceptable for development new planning proposals are assessed against a range of criteria set out in a number of policies. This radical and flexible approach to planning means that only large scale sites in the form of Strategic Allocations

and Broad Locations for Growth around the four market towns have been specifically allocated for development in the Local Plan. The Local Plan expects about 1,200 dwellings to be built in villages over the plan period. For development in villages Policy LP4 Part B directs the reader to Policy LP12 – Rural Areas, which sets out eleven criteria (a - k) that any planning proposal would need to satisfy. Each village has the potential to increase by up to 10% (15% in the case of Growth Villages) with this limit only exceeded where there is demonstrable support from the local community through either a proportionate pre-application community consultation or a Neighbourhood Plan exercise.
Part B of LP4 advises the reader about which particular policies should be referred to in the first instance, but all other relevant policies would still need to be satisfied for a proposal to be approved.

Growth in employment in Fenland has not matched workforce expansion and out commuting is increasing. Currently, almost 40% of Fenland's working population commute out of the district for work. To meet the needs of the growing workforce, Fenland requires growth in employment land and business opportunities, leading to an improved range of jobs for everyone.

Local Plan LP12;
Part A: New development in villages will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside. Any proposal will need to satisfy the applicable policies of this document
(Including the thresholds set in Policy CS3), as well as all the following criteria:
(a) The site is in or adjacent to the existing developed footprint* of the village; and
(b) It would not result in coalescence with any neighbouring village; and
(c) It would not have an adverse impact on the character and appearance of the surrounding countryside and farmland; and
(d) The proposal is of a scale and in a location that is in keeping with the core shape and form of the settlement, and will not adversely harm its character and appearance; and
(e) It would not extend existing linear features of the settlement, or result in ribbon development; and
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(f) The site retains and respects natural boundaries such as trees, hedgerows, embankments and drainage ditches; and
(g) The site retains and respects ecological, archaeological and biodiversity features; and
(h) It would not result in the loss of important spaces within the village; and
(i) It would not result in the loss of high grade agricultural land, or if so, comprehensive evidence is provided to justify the loss. This should include an assessment of all alternative reasonable opportunities in the locality to develop on lower grades of agricultural land; and
(j) It would not put people or property in danger from identified risks; and
(k) It can be served by sustainable infrastructure provision, such as surface water and waste water drainage and highways.
If a proposal within or on the edge of a village would, in combination with other development built since April 2011 and committed to be built (i.e. with planning permission),
(a) Increase the number of dwellings in the village by 10% or more; or
(b) For non-dwellings, have a floor space of 1,000sq m or more or have an operational area (Including, for example, parking and storage spaces) of 0.5ha or more, then the proposal should have demonstrable evidence of strong local community support for the scheme (with such support generated via a thorough and proportionate pre-application community consultation exercise or a Neighbourhood Plan exercise).

Local Plan LP14;
The Council will expect all developments of one dwelling or more, or 100 sqm or more for non-dwellings, to explicitly demonstrate what reasonable contribution the development will make

towards minimising resource consumption above and beyond what is required by Building Regulations and/or other standard planning policies.
All developments (dwellings and non-dwellings) are encouraged to incorporate on site renewable and/or decentralised renewable or low carbon energy sources, water saving measures and measures to help the development withstand the longer term impacts of climate change.

Local Plan LP16;
High quality environments will be delivered and protected throughout the district. Proposals for all new developments, including where possible advertisements and extensions and alterations to existing buildings, will only be permitted if it can be demonstrated that the proposal meets all of the following criteria:

- Protects and enhances and affected heritage assets and their settings to an extent commensurate with policy in the National Planning Policy Framework and in accordance with policy CS18
- Protects and enhances biodiversity on and surrounding the proposal site, taking into account locally designated sites and the special protection that is given to internationally and nationally designated sites, in accordance with Policy CS19.
- Retains and incorporates natural and historic features of the site such as trees, hedgerows, field patterns and drains.
- A positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity and doesn't adversely impact, either in design or scale terms, on the street scene, settlement pattern or landscape character of the surrounding area.
- Does not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light.
- Provides adequate, well designed facilities for the storage, sorting and collection of waste that are user friendly and appropriate to the amount and type of development proposed, including taking account of any district or county Supplementary Planning Documents which are in force at the time of the proposal).
- Provides publicity accessible open space for play, sport, recreation and access to nature, in accordance with the standards set out in Appendix B, or financial contribution of equivalent value where on site provisions is impracticable.
- Provides sufficient private amenity space, suitable to the type and amount of development proposed; for dwellings other than flats, as a guide and depending on the local character of the area, this means a minimum of a third of the plot cartilage should be set aside as private amenity space.
- Provides well designed hard and soft landscaping incorporating sustainable drainage systems as appropriate.
- Provides safe environments and incorporates security measures to deter crime in accordance with policy CS17.
- Enables flexible use and adaptation to reflect changing lifestyles.
- Mitigates against any existing or proposed sources of noise, emissions, pollutions and contamination
- Complements and enhances the quality of riverside settings.

Local Plan LP17;
In order to create safe environments and to prevent crime, development proposals should demonstrate that they have regard to the following criteria:

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a) Where appropriate, include a mix of uses, tenures and dwelling sizes to create a range of activities throughout the day;
b) Include a street and footpath network that is convenient, attractive and safe to use;
c) Maintain and enhance permeability and connectivity of a site to aid surveillance and security by increasing activity;
d) All footpaths should be well lit and, if possible, overlooked by dwellings. Footpaths to the rear of properties should be avoided where possible;
e) Proposals for new shop frontages should avoid the use of external roller shutters. Where it can be demonstrated that they are necessary, shutters should be of an open grill design and integrated into the design of the shop front (such measures may not be appropriate in
Conservation Areas or for listed buildings);
f) Street furniture and public realm works should be designed not to obstruct pedestrian views or encourage anti-social behaviour;
g) Landscaping should be well located to help define public and private spaces. Visual surveillance corridors should be maintained by limiting the height of shrubbery. Deterrent plants should be used where appropriate; and
h) Car parks should be designed for both vehicle and personal safety through being well lit, have clear line of sight and avoid opportunities for concealment.

Paragraph 14: Presumption in favour of sustainable development.
Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

CS1: Spatial Strategy and Settlement Hierachy CS2: Growth and Housing CS14: Delivering High Quality Environments
Policy CS1 of the emerging Fenland Communities Development plan stipulates that Murrow is a 'Limited Growth Village' where developments of up to 9 dwellings may be appropriate. Given that this application is only for one dwelling, the proposal will not compromise the future development or policy aspirations of the village.

The application site is set within the settlement core, but an area characterised by residential development. The proposal has been considered in line with the Development Plan Policies and National Guidance detailed in the Policy Section of this report.

The NPPF seeks to promote sustainable development in rural areas where it will maintain the vitality of rural communities. This is further supported by the policies within the Local Plan and Emerging Core Strategy where it is determined that new development in villages will be supported where it contributes to the sustainability of the settlement and does not harm the wide, open character of the countryside.

3. Use and amount:-

The existing dwelling is provided with ample space for a turning area and parking. The proposal does affect the parking on the existing site as the garage is being converted. However, due to the parking spaces provided and turning area the parking arrangements are satisfactory with 2 spacing being provided. The turning area allows cars to leave the site in forward gear.

This statement has been produced to show the concept and development of the proposal and to ensure that a high quality development is produced, ensuring that it follows the guidelines laid down in Government Guidance but perhaps more importantly that the proposed development respects

the local context that it will sit within. However, SHDC Core Strategy is now in use and for the foreseeable future the Council is not intending to allocate specific sites for housing development on an Ordnance Survey based map. It prefers a more flexible approach for details such as site boundaries to be determined at the local level, either through local plans and strategies or through the planning application process. In essence this supersedes the 1993 local plan and in turn the development area boundaries within but will be mindful of their former existence.

4. Design/Layout:-

The proposed single storey extensions create a disabled wet room, internal alterations that allow disabled access alongw with an extended kitchen/dining area and a sun room. The existing bungalow has a common brick exterior which will be matched as close as possible along with brown concrete interlocking roof tiles.

5. Access:-

Site access

The access that serves Midhaven will not be changed however the parking and turning arrangements will be upgraded to suit this property, for disability reasons along with providing 2 spaces, due to the conversion of the existing garage.

Fire appliance Turning

The close proximity of Midhaven along Old Fendike allows the Fire brigade to gain access to the site should the event of a fire break out.

Biodiversity Checklist: Protected Species

Bats- has the site been surveyed for bats? NO

Are there any structures on site which have the potential to support roosting bats? NO

Structures with high potential include all agricultural buildings, buildings with weather boarding, tunnels, mines, ice houses, bridges, cliff faces with crevices and woodland. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines' available from www.bats.org.uk and the Bat Mitigation Guidelines available from Natural England.

Are there any trees on the site which have the potential to support roosting bats? NO

Barn Owls- has the site been surveyed for barn owls? NO

Is there any evidence of barn owls nesting in or near the site or are there suitable nesting areas on the development site? NO

Breeding Birds- has the site been surveyed for breeding birds? NO

Will areas of hedgerow/scrub/woodland/trees or other features likely to be used? NO

Badgers- has the site been surveyed for badgers? NO

Is there any evidence of badgers on or near the application site? NO

Are badgers commuting through the site to foraging areas? NO

Badgers use a wide variety of habitats and setts can be found in hedgerows, woodlands, scrub and field margins, as well as on Brownfield land. Wherever appropriate, safe routes to foraging areas should be incorporated into the development proposal. Further information can be found in 'Badgers and Development' available from Natural England.

Dormice- has the site been surveyed for dormice? NO

Is there suitable habitat for dormice on, or close to the application site? NO

Dormice are found in a variety of habitats including ancient semi-natural woodland, scrub, young plantations (both broadleaved and coniferous) and hedgerows. Occasionally they are recorded in gorse, scrub, heath land and alder trees in reed beds. Further information can be found in The Dormouse Conservation Handbook available from Natural England.

Found only in parts of Essex and Suffolk in the East of England region.

Great crested newts- has the site been surveyed for great crested newts? NO

Is there suitable habitat for great crested newts on, or close to the application site? NO

Great crested newts are often recorded in ponds, reed beds, ditches and mineral workings. Terrestrial

habitat used by newts is varied and includes semi-natural grassland, woodland, hedgerows and

pasture and are often found in urban sites including gardens. Further guidance on great crested newts can be found in the Great Crested Newt Mitigation Guidelines available from Natural England and the Great Crested Newt Conservation Handbook available from www.froglife.org.

Reptiles- has the site been surveyed for reptiles? NO

Is there suitable habitat on the site for reptiles? NO

Reptiles use a variety of habitats including rough grassland, heath land, allotments, scrub, Brownfield sites, field margins and abandoned gardens. Further information can be found in 'Reptiles: Guidelines for

Developers' available from Natural England.

Other protected species (white-clawed crayfish, water voles, otters)

Has the site been surveyed for any other? NO

Is there suitable habitat on the site for any other? NO

A current list of protected species is available from the Joint Nature Conservation Committee and the Office of Public Sector Information.

** If the answer to any of the above questions is 'Yes', then the survey report should include details of the species concerned, the population level at the site, the direct and indirect effects of the development upon that species, full details of any mitigation or compensation required and whether the impact is acceptable and/or licensable.*

Other features of nature conservation interest

Does the application site support habitats of principal importance or local biodiversity action plan priority habitats? NO

Details of Habitats of Principal Importance can be found on Natural England's web site and BAP Habitats can be found at www.natureonthemap.org.uk. Where such habitats are present on site, the application should include details of the habitat, the significance and recommendations for mitigation and compensation

If 'YES' list types of habitat:

Does the application site support species of principal importance or local biodiversity action plan species?

If 'YES' list species……

Details of Species of Principal Importance can be found on Natural England's web site. Where such species are present, the application should include details of the species, the significance and recommendations for mitigation and compensation

Have details of biodiversity enhancements been included with the application? NO

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