

Residential Development at:
27 Delgate Avenue, Weston

Design & Access Statement



Residential Development at:
27 Delgate Avenue, Weston

1.1 USE

The proposed site forms part of the unusually large front garden to the host dwelling namely 27 Delgate Avenue, Weston.

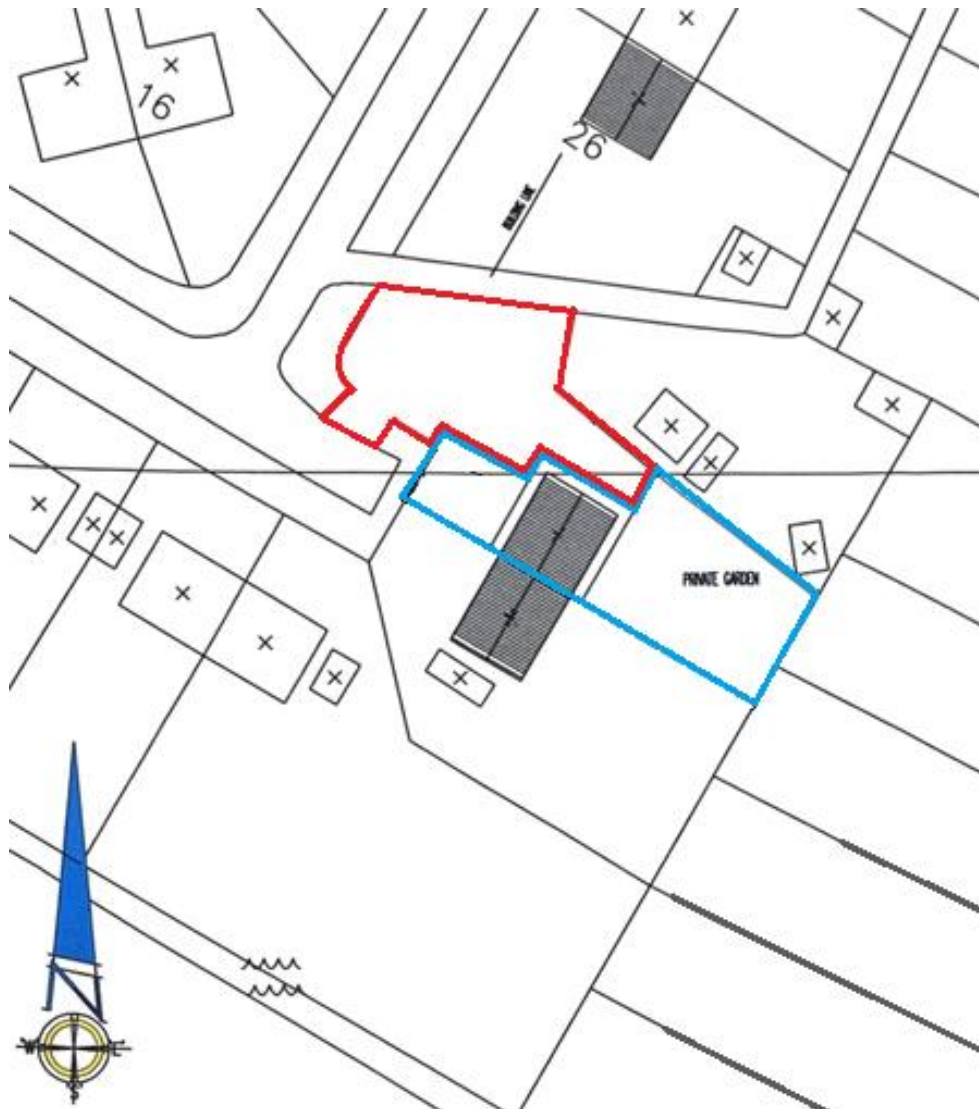


Figure 1- Drawing CP1509-A3

The site is within the group centre of Weston and northwest of 27 Delgate Avenue and southwest of 26 Delgate Avenue.

The proposed application site has a total area of 255m² and would be similar in density and scale to neighbouring houses.

The proposal would improve and make use of a garden area which has been unused due to the large secluded rear garden.

Residential Development at:
27 Delgate Avenue, Weston

The proposal will improve a redundant area of garden by introducing quality residential accommodation which is well positioned to make the most of the local amenities and site opportunities.

The proposed permission for one residential unit aims to respond to the much needed affordable and modern living accommodation close to the village centre and local amenities.

The site will be accessed from a new vehicle and pedestrian access directly on to Delgate Avenue, a road that is already established and used by neighbouring properties.

There are a mixture of building types, forms and style within the locality. The original appearance of concrete Airey houses has changed with insulation improvements and over 50% of the houses are a mixture of render and painted white.

Some houses and bungalows are of brick structure on Delgate Avenue.

1.2 AMOUNT

The application is for a single dwelling with two car park spaces for both the proposal and the existing dwelling.

1.3 LAYOUT

The proposed layout is outlined in red on the design plans below:

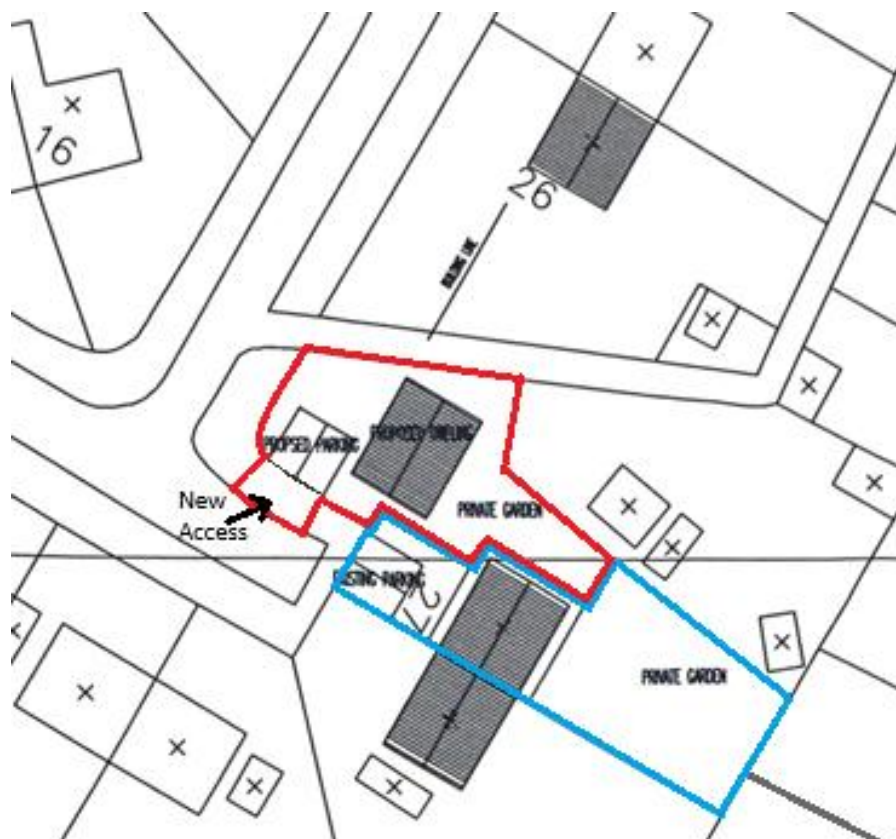


Figure 2- Drawing CP1509-B4

Residential Development at:
27 Delgate Avenue, Weston

1.4 SCALE

The proposed dwelling would be of comparable scale and mass as the surrounding dwellings

1.5 LANDSCAPING

All boundaries between 27 Delgate Avenue and the proposed site will be 1.8m high close boarded timber fencing.

Existing hedging will remain the same and the remaining land turned into a grassed garden area.

1.6 APPEARANCE

The scale, design and materials of the proposal would not adversely alter the appearance of the locality, it's visual or architectural relationship with adjoining developments or the character of the area.

The proposal will not harm the amenity of any adjacent residents by reason of overlooking, overshadowing or loss of light.

The proposal design and layout of the development would address the local context and respect the adjacent existing properties.

The proposed overall site layout will provide a more than adequate recreational area for the occupants.

The proposed dwelling has been sited on a similar footprint and in line with 26 Delgate Avenue to minimise its visual impact on the wider landscape, and which in turn will not harm the character of the area.

A similar parcel of unused garden land attached to 1 Delgate Avenue was granted full planning permission for three 2 bed terrace houses on 23/7/2013 (H22-0428-131).

This proposal would also not harm the uniformity of the local street scene.

1.7 ACCESS

Part of the existing hedge as shown on the existing site block plan would be removed to make a new vehicle and pedestrian access.