

PLANNING DEPARTMENT
OFFICE COPY

- 4 MAR 2011

- 2011 / 04 13

PLANNING, DESIGN AND ACCESS STATEMENT

Land adjacent to 37-48 lambs close, Cuffley, Herts

Undertaken on behalf of: Apollo Consultants

By

**Bat Planning
288 Southbury Road
Enfield
EN1 1TR
REF: PDA/BAT/LC**

DATE: 4th February 2011

Contents

SUMMARY	3
INTRODUCTION	3
The Site and Surrounding Area	4
The Location	4
The Site	4
The Surrounding Area	4
Principle of Development	4
Partial Demolition of Existing Buildings	4
Two storey New Build Dwellings.....	5
Parking	5
Refuse	5
Tree with preservations orders on adjacent site	5
Conclusion	5
The Case for Permission.....	6
Sustainability and Making efficient use of Land	6
The Design.....	6
Access.....	6
Materials	6
Amenity Living Space	6
Sunlight, Daylight and Privacy.....	7
Conclusions	7

SUMMARY

This Supporting Planning, Design and Access Statement has been prepared by Bat Planning Consultants on behalf of Apollo Consultants. It accompanies a planning application for the demolition of the existing derelict garages and the erection of two semis detached three bedroom houses on the site

The proposed scheme has been created following feedback received from the planning officers at St Albans district council and previous planning applications and comments made thereon.

The scheme provides a positive contribution to the townscape helping continue the street scene along Lambs close.

In summary, the scheme would provide:

- Two new additional semi detached residential units;
- A sensitive design in-keeping with Lambs Close;
- No loss to neighbouring amenity;
- An improvement in landscape for the area;
- Two car parking spaces per dwelling according and bettering council parking standards

INTRODUCTION

This Supporting Planning, Design and Access Statement has been prepared by Bat Planning on behalf of Apollo Consultants.

The Statement forms part of a planning application for development at land adjacent to 37-48 Lambs Close, Cuffley.

The site is identified on the Location Plan in appendix 1 and has no land use designation on the UDP Proposals Map (Adopted May 2006). There building on the site is not listed and the site is not within a Conservation Area.

The proposed scheme is for:

The erection of two semi detached three bedroom dwellings following demolition of the existing garages.

The current proposal has been designed by Bat Planning. The detailed drawings to accompany the application are:

- D0 Location plan
- D1 Site plan proposed
- D2 Ground floor proposed
- D3 First floor proposed
- D4 Roof plan proposed
- D5 Front elevation proposed
- D6 Rear elevation proposed
- D7 South elevation proposed
- D8 North elevation proposed

D10 North elevation – tree and shading considerations
D11 Materials and gutter details
Drainage Search – Thames water drainage search
Haydens Report - Tree Survey, Arboricultural Implication Assessment & Method Statement
Haydens Report - Drawing

This supporting statement examines the site together with the surrounding area and sets out the case for permission with final conclusions.

The Site and Surrounding Area

The Location

The application site is situated within the Borough of Welling & Hatfield. The location of the site is shown on the site location plan (D0).

The Site

Lambs close has a small set of 5 terraced houses at its entrance and lead to 4 large blocks of flats that are all 4 storey in height. The site is at the natural end of the close that is currently disused and previously housed 22 garages.

The Surrounding Area

Lambs close contains solely residential accommodation.

To the North of the site and about 10 minutes level walk is Cuffley train station providing regular services to London and Letchworth Garden City.

There are also regular bus services from the bus stop at the entrance to Lambs Close which is about 8 minutes walk to various destinations including Potters Bar, Northaw, and Cheshunt.

The location is sustainable as it is well served by public transport having good links to Cuffley Railway Station (10 minutes walking distance) and Local bus routes (30, 242, 308, 312, 380, 810, 880, C1 and C2) which run regularly from Station Road.

Principle of Development

The proposed residential use is acceptable in this location.

Partial Demolition of Existing Buildings

There would be no objection to the partial demolition of the garages as they are not within a conservation area and have no architectural merit. However the rear wall of the garages will be lowered to 1.8m and retained as a part of this proposed development to provide a continuity of landscape.

Two storey New Build Dwellings

The proposal is for two two storey dwellings. The height of the development presents a natural step down from the neighbouring blocks of flats and an intermediate stage to bungalows to the south of the site. There is no issue with inter and overlooking due to the design layout.

Parking

Previous applications with more housing and parking posed no problems for highways It is not anticipated that this application would cause issues. The scheme proposes two car parking spaces per dwelling.

Refuse

Refuse storage is provided at the entrance to the site with additional space for recycling facilities

Tree with preservation orders on adjacent site

On the east boundary of the site there is large Oak tree that is the subject of a tree protection order. The design has been completed to be sympathetic to this and as much as possible include the tree into the natural site landscape.

Drawing D11 shows the root protection zone and how the nearest point to the tree is 14.3m and that both units are outside the RPZ by at between 3.1m and 8.5m. The RPZ was calculated at $12 \times \text{DBH}$ (Diameter of tree at breast height 0.91m * 12 → 11m).

The design also takes into consideration tree shading and this is shown in drawing D12 and it is shown that the 45 degree rule of unreasonable blockage of light is met through an angle of 37 degrees.

In any event the areas that could suffer shading are, kitchen Diner – unit 1, bedroom 1 – unit 1, part of garden of unit 1 and part of garden of unit 2

Unit 1 has gardens to the side and rear of the proposed unit. The rear garden would be partially shaded while the side garden is completely un shaded.

Only 10% of the garden of unit 2 would be affected providing a nice shaded area.

Conclusion

The site is suitable for residential development but previous proposals would possibly have too much shaded area in the gardens leading to pressure on the Oak tree that is subject to the TPO on the adjacent site. This design addresses this point in that number of residential units has been reduced and so the development footprint has been moved forward to be further from the tree and so less shaded. The development footprint has been changed to give unit 1 more un shaded area in that there are now gardens to the side as well as rear. The proposal was amended following the feedback from the Council and appeal officers.

The Case for Permission

This proposal is to provide two new residential units which must be assessed against the following criteria:

- Sustainability and making efficient use of land
- The design
- The effect of the buildings upon the surrounding townscape
- Access
- Parking
- Other planning technical constraints

Sustainability and Making efficient use of Land

The proposal would make far more efficient use of land as it is currently unused and would provide two new residential units without causing any harm. This scheme would maximise the site potential and contribute to the Borough's housing figures.

The development complies with policies GL and GH1 and national planning guidance PPS 3, making efficient use of land. The proposed dwellings are large enough to meet standard space requirements and the increase in density would be minimal with only an additional 6 habitable rooms which the site has the capacity to handle without conflicting with policy D4 relating to overdevelopment.

The Design

The dwellings have been sensitively designed to respect the adjoining buildings. This proposed development continues the natural pattern of existing development.

In terms of designing out crime, the proposed development is secure as it is gated complex, with 1.2m wood fences enclosing the car park, with an gate controlling access for pedestrians and vehicles. The windows at the front overlook the parking areas and are well lit to ensure safety, which allows the scheme to comply with policy D9.

Access

A refuse, recycling and cycle store are provided at the entrance to the site.

Materials

The materials for the windows would be double glazed units to be formed using 6:16:6 overall argon filled cavity units, with 'low E' coating to meet latest Part L Building Regulations. Glazing to comply with BS 6206: 1982 and be internally fitted

Amenity Living Space

Proposed units 1 & 2 on land adjacent to 37-48 lambs close, Cuffley Herts

Internal areas of proposed units

Area	Unit 1 m2	Unit 2 m2
Bedroom 1	36.2	36.2
Bedroom 2	13.2	13.2
Bedroom 3	19.5	19.5
Bathroom	7	7
Upstairs Hall	6	6
Kitchen	32.9	32.9
Lounge	35.7	35.7
Downstairs toilet	3.7	3.7
Downstairs lobby	3.1	3.1
Garden	164.7	111.2
Parking each unit	2 spaces	2 spaces
Common drive area	75.6	75.6
Common garden	10	10
loft area – accessed by loft ladder	77	77
Internal living area	266.5	266.5
Loft / storage	77	77
Garden	163	120

Both dwellings provide above the council's minimum standards.

Refuse

The proposed development has a covered refuse store with adequate space to store recycling and general waste facilities.

Sunlight, Daylight and Privacy

The design has no facing habitable rooms protects from loss of privacy and overlooking and inter looking. The development has no overbearing effect on the neighbouring buildings. Therefore, policy D5 has been considered and the scheme would not affect any neighbouring amenity.

Conclusions

The proposed development would provide two new residential units thereby making efficient use of the existing site. The proposal accords with all the Council's planning policies and should be permitted as:

Comments from the planning officer have indicated that in principle the scheme is largely acceptable – the necessary amendments have been made in line with the recommendations;

The proposal makes efficient use of land, adding to the Borough's housing stock, without creating overdevelopment on the site, whilst also ensuring a sustainable development is achieved;

The sensitive and neat design ensures that the character of the existing surrounding buildings is not compromised and the scheme respects the surrounding townscape and is suitable for the topography of the area;

The roof line would not create an obtrusive structure or block sight lines but it would produce a more attractive scenery than the existing structure;

There would be no loss of amenity to the neighbouring buildings and occupiers.

In general, national planning policy guidance and the London Plan support applications such as this which contributes the housing stock, without comprising the character of the area or the amenity of the users. In conclusion, the proposed extension is acceptable and should be permitted.