

**DESIGN, ACCESS & PLANNING STATEMENT
(incl. Parking Provision)**

in support of

a

FULL APPLICATION

for a

**MATERIAL AMENDMENT
FOLLOWING A GRANT OF PLANNING PERMISSION**

for a

2 Bedroom WHEELCHAIR HOUSE

at

HAZEL GROVE

HATFIELD

HERTFORDSHIRE AL10 9DX

Applicant : Places for People Homes Ltd

Agent : Canvas Architects Ltd

Date : February 2010

1.0 Introduction

- 1.1 The overall development of the (now) demolished Hazel Grove Primary School site comprises 40 residential units of flats, dwelling houses and a Higher Needs Support Unit, including access and landscaping. The development received full planning approval – ref: S6/2007/0925/MAS, on 30th January 2009.
- 1.2 This application covers a material amendment to the approved layout, plans and associated elevations of one house, within a small terrace of houses identified as Block 'E', located to the north-west of the site.

2.0 The Proposal

- 2.1 In brief, the proposal is to amend the approved standard 2 Bed house (on Plot 15) to a 2 Bed House designed to Wheelchair standards, with an external carport/canopy covering the external area from parking space 23 to the front door. (Please note that 4 houses remain in total as per the original consent).
- 2.2 The net effect is to juggle the two remaining 2 Bed houses (on Plots 16 and 17) northwards and slightly reduce the width of the third remaining 3 Bed House (on Plot 18), all to more or less keep Block 'E' within the approved overall length of the terrace. Approval to the effect of this latter change has been applied for under a separate planning application for a Non-Material Amendment.

3.0 Reason for Change

- 3.1 Since the granting of the original consent, the applicant has reviewed the type and mix of units, as a result of changing housing needs.
- 3.2 Accordingly the proposed change will address these issues and will retain this block of four houses for affordable housing as per the original consent and meet the applicant's identified housing needs.
- 3.3 The applicant has agreed this amendment with and has the support of the Council's Housing Officer.

4.0 DESIGN

- 4.1 The design of the Wheelchair House, including the proposed elevational treatment, is very similar in principle to the approved scheme, except that it is larger in plan form to enable the requirements of the Wheelchair design standards to be met.
- 4.2 In addition to the same room types as approved being provided, the wheelchair accessible standard accommodation will include, on the ground floor: a wheelchair accessible toilet, wheelchair storage and battery re-charging area and space for a future lift to the first floor; and on the first floor: a wheelchair accessible bathroom and space for a future lift to the ground floor.
- 4.3 Similarly, the proposed materials for the external finishes, landscaping and boundary treatment will all be the same as approved under the original planning consent.
- 4.4 The impact of the amendment on the front elevation is negligible and is very similar to the approved scheme. Similarly, the rear elevational treatment will be very like the approved scheme except that the rear wall will project further out from the back. The side elevation will be longer with a marginally higher ridge as a result, but the overall impact will also be negligible. Ground floor windows to the new dining area and toilet will be provided to afford more elevational variety to the elevation.

4.5 In addition to and as a result of the amendment to the approved unit in order to provide a house to Wheelchair standards, a new carport/canopy is also proposed. This will extend from the front door area of the house out to and over car space 23. The layout of the car spaces in this local area has been adjusted to enable a disabled parking space to be provided. As noted in 2.2 above, approval to the adjustment to the remaining car spaces has been applied for under a separate planning application for a Non-Material Amendment.

4.6 The carport/canopy will be formed in a timber structure, with polycarbonate sheet roofing and galvanised metal fixings.

4.0 ACCESS

4.1 As the proposal is for a Wheelchair accessible house, it follows that the house and all approaches will be fully accessible and DDA compliant.

4.2 The design of the house will exceed the standards required under Lifetime Homes and therefore will comply with those standards.

4.2 General access to the site and the roads outside the site will be no different from that already approved under the original consent.

5.0 PLANNING and Parking Provision

5.1 As noted in Section 1.1 above, the original scheme received full planning approval – ref: S6/2007/0925/MAS, on 30th January 2009.

5.2 As also noted in Section 3.3 above, the proposed amendment has the full support of the Council's Housing Officer.

5.3 The proposal is for a material amendment to change a standard 2 Bed House to a 2 Bed House designed to Wheelchair standards and therefore complies with all relevant planning policies.

5.4 Furthermore as noted in 4.2 above, as the design of the house will exceed the standards required under Lifetime Homes it will therefore comply with those standards.

5.5 Parking Provision

5.5.1 The site layout approved under consent S6/2007/0925/MAS, provided for 6 standard car spaces in front of Block 'E' (spaces 21 to 26).

5.5.2 The proposed amendment still retains 6 car spaces, but one space (space 23) has been widened as a disabled space. This adjustment has been achieved by slightly reducing the planting bed at the end of car space 21 and tightening-up the area between spaces 24 – 26 and space 27.

5.5.3 Accordingly the overall parking provision for the whole site has not been affected.

6.0 Summary

6.1 The proposal is to amend an approved 2 Bed House from a standard unit to a Wheelchair accessible House. The impact of the proposal is negligible and will not affect the numbers or parking provision.

6.2 The proposal complies with planning policy and has the support of the Council's Housing Officer. The proposal is therefore commended for approval.