

Design and Access Statement

Proposal for New Dwelling Adjoining 18 Hallwood Drive, Ledbury

May 2021

Proposal number: 4413

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1.0 APPLICATION PROPOSAL

1.1 Planning permission is sought for the erection of 1 no. new dwelling forming an extension to 18, Hallwood Drive, Ledbury.

2.0 LOCATION AND SITE DESCRIPTION

2.1 The application site covers 0.02 hectares, and comprises an rectangular shaped piece of land situated in the western part of Ledbury.

2.2 The site currently forms part of the side garden and hardstanding for 18, Hallwood Drive. It is also characterised by a garden shed, sited towards to the northern boundary of the site.

2.3 The western boundary of the site is formed by a close boarded fence (1.8m high) and an established hedge (2.2m high) positioned on a slope associated with the earthworks of the adjacent highway, Leaddon Way. Within the application site the slope is retained by a brick wall, ranging in height from 820 to 950mm.

2.4 The application site is not subject to any specific designations in the adopted Core Strategy. The application site is within Flood Zone 1, at low risk of flooding.

3.0 PRINCIPLE OF THE DEVELOPMENT

3.1 The site, lying within the settlement boundary of Ledbury, is considered a sustainable location for new residential development having regard to the National Planning Policy Framework and Policy SS2 of the Local Plan. The facilities of Ledbury are within reasonable walking and cycling distance.

3.2 It is felt the proposal takes into account other material considerations such as design, residential amenity, means of access and parking, which are discussed later in this statement.

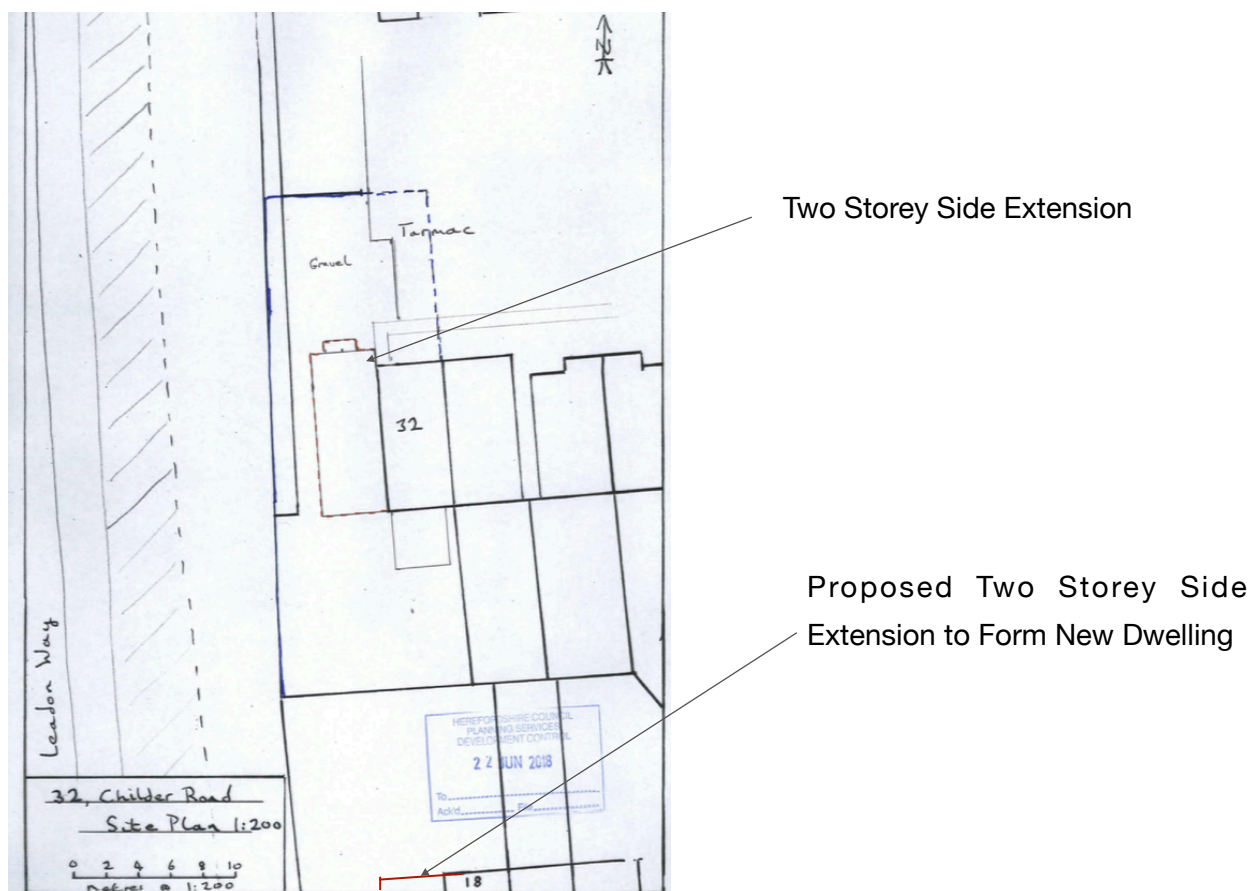
4.0 PROPOSED DEVELOPMENT

4.1 The application is a proposal for the erection of a semi-detached dwelling as an extension to the existing terrace of No's 18, 16 and 14. The drawing (Drawing No. 4413BP-01) accompanying the application indicates the siting of the dwelling extending to the west and in line with No. 18. It is be accessed off Hallwood Drive in the same manner as No.18, with parking provision in front.

5.0 LAYOUT

5.1 The proposed layout continues the building line established by the adjoining properties No's 18, 16 and 14. A single dwelling in this location is consistent with the density and pattern of local dwellings, and ensures character of the local area is not adversely affected.

5.2 The recently approved two storey side extension to No. 32 Childer Road to the rear of the application site is very similar to this proposal. It lies at the end of a cul-de-sac adjacent to the Leadon Way and indicates a precedent for the development in this locality.



Two Storey Side Extension at No. 32 Childer Road and Proposal at No.18 Hallwood Drive

5.3 The layout provides an amenity area to the rear of the dwelling, whilst retaining sufficient amenity space for No. 18. The rear garden of both dwellings is comparable in size to other properties off Hallwood Drive.

5.4 The positioning of the new dwelling has taken into account and limited the potential for overlooking and overshadowing adjacent properties. The proposal will mean the existing french doors to the kitchen of No.18 will be removed, but there is still a front window serving this room to provide

sufficient natural light in the same manner as the No.16. The first floor landing window will also be blocked off, but this is not considered to have an adverse impact to the amenity of No.18 as it is not a habitable room.

6.0 SCALE

6.1 To ensure the new dwelling is consistent in scale with the adjoining properties a two storey property is proposed.

7.0 DESIGN AND APPEARANCE

7.1 In order to maintain local distinctiveness the proposed dwelling has incorporated the design and architectural detailing of the adjoining dwellings. It has followed the height, proportions and massing of three adjacent dwellings that form the terrace to ensure it remains in keeping with the character of the locality.

7.2 It is proposed to use a facing brick for the elevations and a tiled roof, which will remain in keeping with the building materials of the adjoining dwellings. Overall, it is felt the design and appearance of the proposed dwelling, including the choice of materials, will complement and sit comfortably within the existing development.

8.0 LANDSCAPING AND DRAINAGE

8.1 The existing boundaries are to be retained and a new boundary introduced to separate the rear gardens of the new dwelling and No.18. This is to be formed from a timber, close boarded fence, 1.8m high.

8.2 Both surface water and foul drainage are to be connected to the existing public sewers. Please refer to the accompanying Severn Trent Sewer Record in Appendix A.

9.0 ACCESS AND CAR PARKING

9.1 Vehicular and pedestrian access to the proposed dwelling, as shown on the submitted drawings (Drawing 4413BP-01), will be off Hallwood Drive.

9.2 With regard to car parking, the proposal has the provision to park a minimum of two vehicles within the existing hardstanding at the front of the dwelling. Pre-application discussions with a

Highways Officer have indicated the proposal is acceptable in terms of the parking arrangements given its location within a residential estate.

10.0 SUMMARY

10.1 This application follows the refusal of a previous scheme (162059/F) which raised concerns regarding the impact on the amenity of the locality given the narrow nature of the site, and insufficient area for parking and manoeuvring vehicles. This new scheme has addressed the first of these issues as it is considered by virtue of a two storey extension being acceptable in a similar end of terrace setting immediately to the north of the site there is minimal impact to the amenity of the locality by the development.

10.2 A pre-application assessment of the revised parking layout by a Council Highway Officer has confirmed that there is unlikely to be an objection to the proposal given its location within a residential estate.

APPENDIX A (Sewer Record)



Severn Trent Water Limited, Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ

Date of Issue: 8 February 2019

SEWER RECORD 18 Hallwood Drive, LEDBURY, HR8 2FY



1. Do not scale off this Map. This Map is furnished as a general guide and no warranty as to its correctness is given or implied. This Map must not be relied upon in the event of any development or works in the vicinity of Severn Trent Water's assets. 2. On 1 October 2011 most private sewers and private lateral drains transferred to the ownership of Water Companies. Severn Trent Water does not possess complete records of these assets. These assets may not be displayed on this map. 3. Reproduction by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey licence number 0100031673. Document users other than Severn Trent Water business users are advised that this document is provided for reference purpose only and is subject to copyright, therefore, no further copies should be made from it.

MAP KEYS

Sewer Record

	Public Combined Gravity Sewer		Hydrobrake		Sewerage Air Valve
	Public Foul Gravity Sewer		Lampole		Sewerage Hatch Box Point
	Public Surface Water Gravity Sewer		Outfall		Sewerage Isolation Valve
	Combined Use Pressurised Sewer		Overflow		Soakaway
	Foul Use Pressurised Sewer		Penstock		Surface Water Manhole
	Surface Water Pressurised Sewer		Petrol Interceptor		Blind Shaft
	Abandoned Gravity Sewer		Sewage Treatment Works		Combined Use Manhole
	Private Gravity Sewer		Sewer Blockage		Disposal Site
	Section 104 Gravity Sewer		Sewer Collapse		Flushing Chamber
	Transferred Gravity Sewer		Sewer Chemical Injection Point		Foul Use Manhole
	Highway Drain (Not STW)		Sewer Junction		Grease Trap
	Vent Column				Head Node
	Waste Water Storage				
	Culverted Watercourse (Not STW)				
	Protective Strip				
	Sewage Pumping Facility				
	Sewage Facility Connection Inlet / Outlet				

Notes
The majority of private gravity sewers and lateral drains shown in magenta transferred into public ownership in October 2011, providing they met the relevant criteria. Please note that private pressurised sewers and drains within the boundary of the property they serve remain private. Sewers shown in green which remain the subject of an adoption agreement under Section 102 or 104 of the Water Industry Act (1991) are not the responsibility of the Sewerage Undertaker. Please refer to response to Question 2.6 in search report to check current status of the sewers. All Sewers that have been transferred to the Sewerage Undertaker after 1st October 2011, which they have a record of but have not surveyed and confirmed, are shown in orange. Please note, the full extent and route of these sewers may not be plotted on the sewer map. By October 1st 2016 any private pumping station and associated apparatus serving a lateral drain or sewer which was operational before July 1st 2011 will have transferred over to the Sewerage Undertaker's responsibility and become a public asset (subject to any appeals).

Water Record

	Distribution Main		Pumping Facility		Water Isolation Valve (Closed)		Change in Characteristic
	Trunk Main (local/primary)		Booster Facility		Water Isolation Valve (Open)		Marker Post
	Strategic Main		Potable Water Storage		Water Isolation Valve (Partially Open)		Cable Junction
	Fire Supply Main		Water Tower		Water Air Valve		Anode
	Fire Main		Well / Borehole		Pressure Reducing Valve		Boundary Box
	Non-Domestic Customer Service Pipe		Intake		Pressure Sustaining Valve		Stop Tap
	Domestic Customer Service Pipe		Water Treatment Works / Chamber		Non-Return Valve		Cross Piece
	Abandoned Main		Draw-off Tower		Float Valve		Strainer
	Elevated Main		Bowser Point		Hydrant (Single/Double)		Listening Post
	Aqueduct		Water Facility Connection		Washout (Single/Double)		Revenue Meter
	Duct		Pipe Support Structure		Bulk Meter		Housing, Building
	Pre-1937 Properties		Open Pipe		Water Hatch Box		Housing, Kiosk
	SSSI Area		Discharge		Pressure Tapping		Housing, Other
	Protective Strip		End Cap		Insertion Flow Meter Point		Quality Sample Point

For a detailed glossary of the above terminology please visit:

www.severntrentsearches.com/glossary