

---

## STATEMENT IN SUPPORT OF AN OUTLINE APPLICATION FOR THE ERECTION OF 5no. TERRACED HOUSES

### 1.0 INTRODUCTION

1.1 This statement has been prepared in accordance with the requirements of Circular 01/2006 in support of, and to assist the Local Planning Authority with the determination of an outline planning application submitted on behalf of Hertfordshire County Council for the vacant land adjacent to 17 Scots Hill, Croxley Green. The application proposes the erection of 5 no. terraced 2 bed dwellings.

1.2 Circular 01/2006 requires the following topics to be addressed in this Design and Access Statement:

### 2.0 DESIGN

#### 2.1 (a) USE

2.2 The site comprises a vacant piece of brownfield land with a frontage onto the east side of Scots Hill. The site lies within a residential and built up area.

2.3 The application site is positioned between No.17 Scots Hill (end of a terrace of two storey dwellings) and the open landscaped area that forms part of the entrance to a secondary school.

2.4 The land is in the ownership of Hertfordshire County Council and also has been vacant for many years, possibly dating back to the late 1940's.

2.5 It is clear from the foregoing that the land forms part of a residential area.

2.6 The proposal has been subject to pre-application advice with the Local Authority Planning Department and the County Council Highways Department and the proposed plans have been developed and finalised as a consequence of those consultations.

- 2.7 The application is an outline application and during the consultation period additional supporting evidence was not considered to be a requirement of the application, for example, a flood risk assessment and contamination assessment have not been provided.
- 2.8 Small windfall housing provision is recognised as making a valuable contribution to meeting the Council's overall strategic housing targets. This has never been more relevant given the recent downturn in housing completions as a result of the recession. In this instance the proposal would provide a sustainable legacy likely to benefit either young or old, thereby contributing to a mixed housing stock.
- 2.9 Having regard to the foregoing, it is reasonably concluded that the use of the site for residential purposes is appropriate.
- 2.10 (b) AMOUNT
- 2.11 The proposed development demonstrates an efficient use of this brownfield site and the type of development is compatible with that of the neighbouring properties. The size and form of the development allows for adequate car parking and amenity space. The foot print of the building represents some 24% of the total area of the site. Overall it is reasonably concluded that the amount of development proposed is appropriate and in keeping with the character of the area.
- 2.12 (c) LAYOUT
- 2.13 The application site comprises a relatively regular shaped plot of land, with the proposed terrace being located approximately central to the east/west axis with car parking to the front of the site and the garden to the rear.
- 2.14 A new access would be formed from Scots Hill leading to frontage parking, which would be provided within a landscaped setting.

- 2.15 Overall the layout and form of the proposal will reflect the diverse character and layout of existing dwellings in the locality and the wider established character of the area.
- 2.16 (d) SCALE
- 2.17 The overall height and scale of the dwellings would be equivalent to the adjacent two-storey terraced houses. The scale of the dwellings would be appropriate to the size of the site and would be in proportion to the scale of development in the surrounding context.
- 2.18 (e) LANDSCAPING
- 2.19 The application is an outline application, and therefore, for the landscaping it would be appropriate for a landscape condition to be attached to the decision notice if the Council were mindful to grant planning permission.
- 2.20 A tree preservation order issued by Three Rivers District Council applies to the site (G2 6 x False Acaia). The trees are along the eastern boundary and will be located with the proposed rear gardens.
- 2.21 (f) APPEARANCE
- 2.22 The proposed dwelling would be, in terms of scale, height, proportion, form and materials, sympathetic with the general appearance of the built up area by virtue of its domestic nature and use.
- 2.23 SUMMARY
- 2.24 Overall it is reasonably concluded that the use, amount of development, layout, scale, landscaping and appearance of the proposed dwellings is wholly compliant with the relevant Policies of the adopted Local Plan.

### 3.0 ACCESS

3.1 The proposal seeks to provide access along the existing road (Scots Hill) to the west and which already serves existing dwellings beyond (adjacent terraced dwellings). The point of access would be designed with adequate sight lines to satisfy normal highway and pedestrian safety requirements. The Highway Authority has commented on the proposals and a turning facility has been provided together with access to the waste bins on the site.

3.2 The dwellings will be designed at the detail stage with regard to the requirements of the Disability Discrimination Act (DDA) and would be fully compliant with the Building Regulations with respect to such matters relating to level thresholds, emergency ingress/egress etc.

### 4.0 CONCLUSION

4.1 The application has been carefully considered having regard to the opportunities and constraints of the site, the amenities of neighbouring uses, buildings and occupiers, the general character of the area and relevant national and local policy.

4.2 Having regard to the above, it is reasonably concluded that there would be no material conflict with the relevant policies of the adopted Local Plan and no reason to withhold planning permission.