

Planning Statement / Design and Access Statement

In Support of a Re-submission of an Application for Substitution of House Types

For Plots 3, 4, 5 and 6 at Eden Gardens, Brockhall Village, BB6 8HW

Introduction

This statement is written in support of an application to substitute the house types previously approved for the development of four dwellings at the site. The permission number 3/2015/0912 is extant.

The proposed dwellings are more applicable to the site and its surroundings.

Application Site and its Surroundings

The application site is within the Brockhall Village area and is predominantly residential in nature.

The application site has remained vacant for a number of years as this part of the development was never completed for a number of reasons including the economic downturn and the insolvency of the original developers.

The application site forms part of a larger site that was granted planning permission for 24 units under approval numbers 3/2006/0830 and 3/2006/0008 for live work units. The application site relates to the remaining part of the site and has extant permission for 4 units.

By Planning Permission 3/2010/0103 the requirement for the properties to be developed as live work units was withdrawn to reflect the lack of market demand for such properties and indeed plots on this site and adjacent have subsequently been developed as residential units only in order to provide properties suitable for the market.

Each of the proposed properties has provision for a study to permit a prospective homeowner to work for home without the formality of a full live/work unit. Again this is in accordance with local property and market requirements.

The permission referred to above was amended by planning approval 3/2015/0912.

Application Proposals

The application proposals are to provide 4 large dwelling houses in place of the originally approved dwellings to fully reflect the local context and market requirements.

The proposal has been amended to reflect enquiries and proposals from prospective purchasers and can be summarised as follows:-

The house originally proposed for plot 4 has been moved to plot 3 and has had slight amendments made to the front elevation.

Plot 4 has a new house type in keeping with the general design and size of the other properties.

Plot 5 has been "handed" and a larger garage incorporated.

Plot 6 has not changed.

Conclusions

The proposals represent the completion of a development which has remained an eyesore for some years and will have a positive impact on the neighbourhood.

The proposals represent a sustainable development with benefits beyond the original approval and also local benefits of completing the incomplete site.

The visual appearance of the site and the local area will be improved by the development.