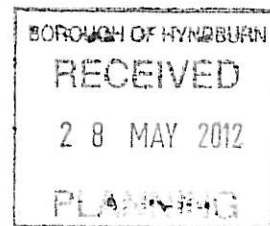


11/12/0208



25<sup>TH</sup> May 2012

Land Adjacent to 48 Hodder Street Accrington

Design and Access Statement in support of planning application for proposed new dwelling.

Site

The site is adjacent to 48 Hodder Street to the west and allotments to the east. The front elevation faces on to an unadopted part of Hodder Street and to the rear of the site is public open space. The site formerly housed a large private garage constructed of timber with an asbestos roof. The garage was demolished approximately 10 years ago and the site has since then been open and used by dog walkers and fly tipping.

Proposal

The proposal is to form a 2 storey detached dwelling incorporating a ground floor forming a lounge, dining room/ kitchen, study, cloakroom and garage. The first floor is to incorporate three bedrooms and a bathroom.

Amount

The development is proposed to provide a dwelling of floor space 69m<sup>2</sup>, a paved area to the front, with a front wall 1.2m high, of area 48m<sup>2</sup>, and a garden area to the rear, with a 2m high timber fence, of total area 38m<sup>2</sup>.

Layout

The dwelling will occupy the same building line as the adjacent semi detached properties and will have the same eaves and ridge height.

Scale

The dwelling will be 10metres wide x 7.65metres deep. A passage 1.25metres wide is proposed to the boundary with number 48 Hodder Street and on the other side 1.30metres to the allotments. The height from ground level to eaves level will be 5.10metres and 7.55metres to main ridge from ground level. The size of dwelling will provide average family luxury accommodation and will blend in well with the existing surrounding properties. The height of the eaves and ridge will be of similar height adjacent properties.

Landscaping

Hard landscaping to the front garden will consist of a block paved drive with a turning area for vehicles.

The rear garden will consist of a lawned area with borders a 2metre high rear fence and access to the public open space.

### Appearance

The external appearance will be of red brick to all elevations, to match the adjacent properties, with a 450mm high stone plinth and corner quoins.

The roofs will be plain grey clay tiles to be approved pitch 30degrees to match surrounding buildings.

Windows and doors will be brown Upvc frames with d/glazed units. Stone heads, cills and jambs to be provided to windows/ doors.

### Access

Access to the property will be from Hodder Street. The block paved front area will allow vehicles to drive in and out without reversing on to the main road.

Access to the rear to the public open space will be via a rear gate.

Stone Terraced properties and brick semidetached properties are local to the site and the scale of the development and materials proposed are in keeping with the surrounding environment. The proposed dwelling does not cause overlooking or overshadowing to adjacent properties and will blend in with the varied designs of the local housing