



Proposed Development
Design and Access Statement

Tutsham Way
April 2017

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1.0 Introduction

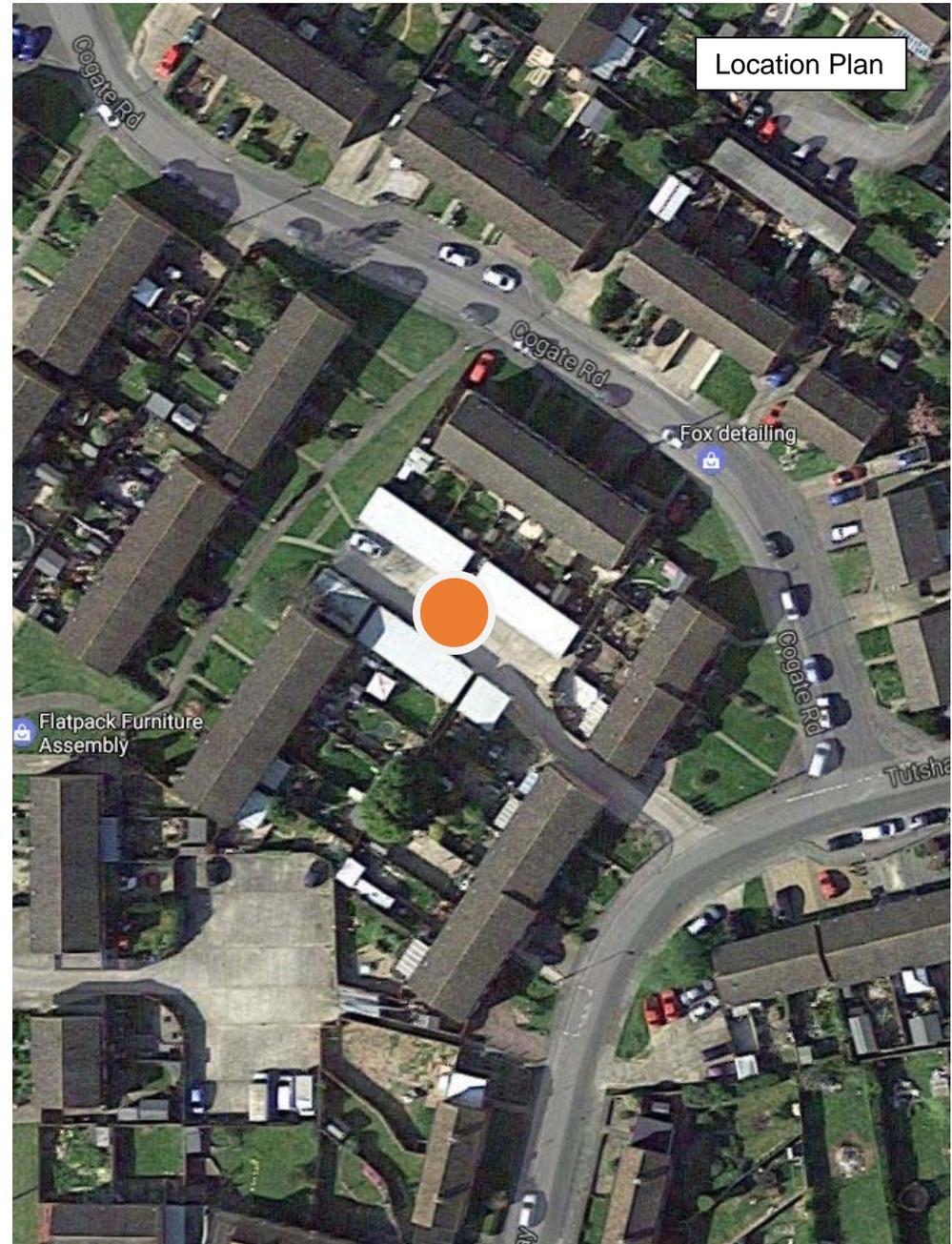
This statement is submitted in support of a proposal for the demolition of existing garages and the erection of 2 houses for Monson Homes Limited. The planning application for the scheme is intended to provide 2 x 3 bedroom houses with associated amenity and parking spaces. The development has been designed in accordance with current design standards and requirements.

2.0 The Site

The site is of regular shape and is located adjacent to existing terraced housing. It currently provides 23no garages 11 of which are currently let.

The site is not located in a Conservation Area is not designated for any particular purpose in the Local Plan 2006. The site does not comprise any Listed Buildings. The site is generally level

The immediately surrounding area does not display any particular architectural merit, consisting of typical 20th century suburban housing.



3.0 Site Photograph



4.0 The Proposed Development

The proposal is for the demolition of the existing garages and the erection of 2 x 3 bedroom houses. The proposals will be sited at the north west end of the site, the scheme is orientated as the immediately adjacent properties that sit to the south west. Due to this orientation, the scheme would not compromise adjoining property in terms of loss of privacy or overlooking.

The scheme will provide 7 surface parking spaces. A transport statement is submitted that supports the loss of garages and the proposed parking provision.

No mature trees are on the application site and the scheme has been designed so it would have no adverse impact upon adjacent trees. Hard and soft landscaping would be provided in addition to new tree planting as indicated. The units will have direct access to private outside space. Cycle storage is proposed for each unit.

The design and form of the development would preserve the character and appearance of the 'low' level suburban housing. The building proposes a simple high quality palette of materials consisting of stock brickwork with tile cladding features, tiled roof and white framed UPVC windows and doors.

The site arrangement has been designed to ensure that there is effective overlooking across the gardens and car parking areas. This provides a high level of security for both property and residents and thereby enables the residents to have full enjoyment of their surroundings. Secure-by-Design Accreditation will be obtained.

The development should not impact unduly upon the residential amenities of surrounding occupiers in terms of light, outlook, privacy, or noise and disturbance.

5.0 Pre-application Consultation

Monson Homes Limited have sent out consultation letters to local residents informing them of the proposals prior to the submissions being made. A pre-application meeting was also held with Tunbridge Wells Borough Council, and comments received have been incorporated into the final scheme proposals.

6.0 Conclusions

The proposal would make a positive contribution to the area and be in keeping with the area in terms of its scale, massing, siting and form.

The application provides new homes constructed to a modern standard in an accessible location in line with current planning policy. It has provided parking and cycle storage provision within the recommended parameters and has no adverse effect on highway safety. It will have no adverse affect on mature trees and will provide an attractive landscaped environment

The proposal is for a small scale infill scheme that has been designed taking into account the character of the surrounding area. We consider that the proposal accords with the relevant policies of the UDP and respectfully request that planning permission be granted.