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DESIGN AND ACCESS STATEMENT

Construction of a new bungalow to the rear of 25 Moore Avenue, provision of new separate vehicular access and parking area erection of new timber fence (part).(Resubmission)

Michael Convery – Town Planning Consultant
62 Victoria Embankment, Darlington, DL1 5JS
email: mconvery62@gmail.com
mobile: 07739 647135

Design and Access Statement

Construction of new bungalow, new separate access and parking area to the rear of 25 Moore Avenue, South Shields, NE34 6AA

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1. Introduction

1.1 This Design and Access Statement accompanies this resubmission application, the previous application ST/0828/21/FUL having been refused on 24/05/2021, for the construction of a new bungalow, new separate access and parking area to the rear of 25 Moore Avenue, South Shields, NE 34 6AA.

1. Site Location and Description of the Area

1.1 The application site comprises part of the existing garden to the rear of 25 Moore Avenue.

1.2 The location of the application site is outlined red on submitted drawing A/3522/00A (Location Plan). The additional area outlined blue on the same drawing is also in the applicant's landownership

1.3 Moore Avenue comprises a mix of traditional detached and semi-detached houses with sizable mature gardens to the rear.

1.4 The application property is semi-detached, with vehicular access taken directly from the street frontage. The area surrounding the host property is all residential.

1.5 To the rear of the host property is a substantial private domestic garden that currently serves existing house. The garden area is largely on the flat and the area identified as the location for the proposed bungalow is deemed surplus to requirement by the occupier of the host property.

1.6 The host property is attached to the adjoining property to the west no. 23 and detached from the next-door house located to the east nos. 27. The large rear garden is separated from the gardens of the adjoining and adjacent properties by 1.8m close boarded timber fencing. To the south the garden area is enclosed by a 2.0m plus brick wall. Beyond the brick wall there is an area of unused space.

2. Relevant Site History

2.1 As identified in paragraph 1.1 of this Design and Access Statement a previous application ST/0828/21/FUL for a similar proposed development was refused by South Tyneside council on 24/05/2021. The reasons for this refusal are set out in the accompanying Supporting Planning Statement document that forms a part of this resubmission application.

3. Description of Existing Development

3.1 The existing development comprises an extended semi-detached house with a hard standing area to the front a garage to the side and has an extended large domestic garden to the rear. Vehicular access to the property is off Moore Avenue.

4. Proposed Development - Details

4.1 The proposed development is a bungalow that will be located in the rear garden area of the existing host property.

4.2 Drawing A/3522/02A illustrates the proposed ground floor plan and details of the external elevations. Footprint measurements are indicated on the drawing. The dimensions of the proposed bungalow are modest measuring with the front and rear elevations extending to 10.79m; the west side elevation measurement is 14.05m and the east side elevation measures 15.63m.

4.3 The proposal for a bungalow seeks to ensures the development is subordinate to the host property and does not dominate the neighbouring and surrounding residential properties in terms of its scale, mass and height ensuring that there are no adverse impacts of overlooking, loss of privacy or loss of light. The proposed development will in terms of footprint ensure the maximum area for outdoor garden space to be accommodated to maintain the openness of amenity space enjoyed by the surrounding houses.

4.4 The internal floor layout illustrated on drawing A/3522/02A comprises two bedrooms with en-suites located at the front (north) elevation with bedroom 2 being set 1.58m further forward than bedroom 1. A small timber frame glazed entrance porch completes the front elevation. The remainder of the internal floor layout comprises a combined lounge, dining and kitchen area with a small separate utility room with an external door providing access to the outside.

4.5 The principal glazing is located in the north and south facing elevations; two small windows are located in each of the side elevations these provide natural light to the en-suites and will be fitted with obscured glass for privacy purposes. Three small rooflights will be set into the west fall of the roof to provide natural light into the lounge/dining area. Internally the rooflights will be in a vaulted ceiling and offer no direct views to the outside. Folding glazed doors are located in the south facing elevation. The placement of the window openings has been carefully considered to ensure that privacy is maintained for the occupants of the host property and the proposed bungalow. In terms of privacy distances, the proposal ensures there is adequate space of 25.0m between the front elevation of the proposed development and the windows at the rear of the host property.

4.6 Full details of the external materials and colours to be used in the construction of the bungalow are listed on a schedule included on drawing A/3522/02A.

4.7 The remaining area outside the footprint of bungalow will be used to create independent amenity space in the form of a domestic garden.

4.8 Drawing A/3522/01B-P illustrates the existing and proposed site layouts.

5. Access and Parking

5.1 Access to the proposed bungalow will be facilitated by removing a substantial section of the existing attached garage to allow the construction of an independent vehicular access along the east side of the host property. A legal agreement will be prepared granting the occupiers of the proposed development sole right of use of this independent driveway.

5.2 The existing entrance to the host property, from Moore Avenue, is of sufficient width to be shared by the occupiers of both properties.

5.3 Parking for the proposed development is incorporated in the development proposal and is of sufficient size to accommodate the standard parking requirement of two spaces with adequate manoeuvring area to allow vehicles to be turned round to leave front facing. The proposed parking area, if necessary, offers sufficient space for a single visitor car without compromising the overall manoeuvring space available to ensure cars can leave forward facing.

5.4 Full details of the proposed new vehicular access and parking area are illustrated on drawing A/3522/01A.

5.5 Parking for the existing host property will be accommodated using the hardstanding at the front of the 25 Moore Avenue and at the side of the house. This arrangement is also illustrated on drawing A/3522/01A.

6. Boundary Treatments

6.1 The existing 1.8m high close boarded timber fencing along the east and west boundary will be retained.

6.2 A new 1.8m high close boarded timber fence will be erected to enclose and divide the rear garden space serving the host property and proposed development.

6.3 The rear brick wall boundary will be repaired and made good and the height levelled off.

August © 2021