

PLANNING, DESIGN AND ACCESS STATEMENT FOR THE DEMOLITION OF EXISTING
NON-STANDARD CONSTRUCTION DWELLING AND ERECTION
OF PAIR OF SEMI-DETACHED CHALET DWELLINGS
AT 117, ELMER ROAD, ELMER

Context:-

This statement is prepared in support of the application made by Mr. & Mrs. J. Martin to explain the proposal for the Development of 117, Elmer Road, Elmer.

This statement is submitted as a Policy, Design and Access Statement to substantiate the application and to justify its submission.

The proposal is based upon the adjacent development scheme approved at 115 & 115a Elmer Road.

The site lies on the northern side of Elmer Road at its eastern end.

The existing site measures 36 metre deep with a width tapering from 15.25 metres measured across the front of the existing dwelling to 14.48 metres at the rear of the new dwelling.

The proposal has been set 10.00 metres from the rear boundary.

The distance between the proposal and the bungalow at No 127, Elmer Road is enhanced due to the width of the access driveway to the rear properties Nos 119 to 125.

Amount:-

Each dwelling has room sizes of:-

Lounge:- 22 sq. metres.
Kitchen:- 9 sq. metres.
Cloakroom:- 2.5 sq. metres.
Garage:- 11.50 sq. metres.
Bedroom 1:- 22 sq. metres [including en-suite shower room]
Bedroom 2:- 9 sq. metres.
Bedroom 3:- 8 sq. metres
Main Bathroom:- 3.50 sq. metres.

Each dwelling has a total floor area of 108 sq. metres.

Landscaping:-

The existing rear boundary leylandii planting is to be retained to protect the amenities of 119, Elmer Road.

Appearance:-

The proposal has been designed to follow the main elements of the previous design approved at the adjacent Nos 115 & 115a, Elmer Road of a chalet design with front garage projections finished with hip ended roofs and 'catslide' dormers to both new dwellings to provide a total symmetrical appearance.

Access:-

The existing vehicular access is retained with a new vehicular access proposed further east of the existing.

Parking and on-site turning facilities have been provided to both dwellings.

Conclusion:-

The proposal has been designed to both fit into the street scene and protect the present amenities of the adjacent properties at No 115a and 127, Elmer Road with no overlooking.

On-site parking and turning facilities have been provided similar to the adjacent development.