

Design and Access Statement

Proposal: Erection of a three-bedroom detached bungalow at the rear of No. 10 St Katherines Close, with associated parking and landscaping.

1. Introduction and Background

The proposal seeks to construct a three-bedroom detached bungalow on a subdivided section of the garden at the rear of No. 10 St Katherines Close. The design intends to provide a high-quality, well-integrated residential dwelling that respects the existing character of the area while addressing housing needs within the local planning framework. This statement outlines the design approach, access considerations, and planning justifications for the proposal, particularly concerning backland development.

2. Site Context and Surroundings

The proposed site is situated within a primarily residential area characterized by a mix of two-story homes and bungalows with spacious gardens. No. 10 St Katherines Close, a semi-detached dwelling, currently occupies a large plot, allowing the rear section to be utilized efficiently for additional residential purposes. The site is within the settlement boundary, consistent with local development policies that support infill and backland development when appropriate.

The site benefits from existing boundary treatments, including a 1.8m fence, which provides privacy for the new and existing dwellings, as well as the neighboring properties. The area is well-served by local amenities, with good access to public transportation, supporting sustainable residential development.

3. Design Considerations

3.1 Scale and Layout

The new bungalow will be a detached, single-story structure with a modest footprint and pitched roof design to ensure harmony with the surrounding properties. It is intended to minimize visual impact and maintain a low profile consistent with nearby bungalows. The bungalow's internal layout includes three bedrooms, providing a functional and adaptable living space suited to the local housing demand.



3.2 Materials and Appearance

The design will employ materials such as brick and tile, in line with local architectural style and character, ensuring cohesion with nearby properties, including the existing home at No. 10. Details of external materials will be submitted for approval as per planning requirements.

3.3 Amenity Spaces

The proposed bungalow will have access to a private amenity garden of 106 sqm, which exceeds local amenity standards and provides ample outdoor space for the occupants. The existing house at No. 10 will retain a garden space of 91 sqm, ensuring both properties meet or exceed recommended garden sizes, contributing positively to the quality of life for both current and future residents.

4. Access and Parking Arrangements

4.1 Parking Provision

Parking for the new bungalow will be positioned on the side of the existing house (No. 10 St Katherines Close). This area has historically been used as parking for No. 10, so its continued use for parking purposes will not introduce new impacts or disturbances for neighboring properties. The parking

configuration allows for easy, unobtrusive access for the new bungalow's residents while preserving the front parking area for No. 10.



4.2 Access and Traffic

Access to the new bungalow will be through the existing driveway alongside No. 10 St Katherines Close, which provides safe and direct access to St Katherines Close. Given that the area was already used for parking previously, the impact on traffic flow and accessibility will remain minimal, with no anticipated disturbance to neighboring properties. The proposed layout aligns with Policy XT1 (Assessment of Transport Matters), ensuring safe and practical access.

5. Justification in Relation to Backland Development

The proposal represents a sensitive form of backland development, taking advantage of underutilized garden space without compromising the character, privacy, or amenity of the surrounding properties. Key points justifying this development in the context of backland development include:

- **Pattern of Development:** The proposed bungalow aligns with the local pattern, as several nearby properties, including Nos. 19 St Katherines Close, already feature similarly sized plots or backland configurations. The bungalow respects the established density and scale of the area, maintaining the overall character of the neighborhood.
- **Amenity and Privacy:** The design maintains adequate separation from neighboring properties, with a sufficient setback from boundaries and appropriate fencing to safeguard privacy. The provision of private garden spaces for both the new and existing properties ensures that the development does not reduce the quality of outdoor amenity space.

- **Efficient Land Use:** This proposal supports the efficient use of land within the settlement boundary, contributing positively to local housing availability while respecting planning policies that prioritize sustainable, infill development.

6. National Policy Compliance: National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) provides overarching guidelines for sustainable development and housing delivery in England. This proposal aligns with key NPPF policies as follows:

6.1 NPPF Paragraph 11 – Presumption in Favor of Sustainable Development

The NPPF advocates for sustainable development, particularly in areas where the local planning authority cannot demonstrate a five-year housing land supply. The proposed bungalow supports the national goal of increasing housing supply by making efficient use of land within established settlement boundaries, a key principle of sustainable development. By developing on an underutilized portion of garden space, the project contributes modestly yet meaningfully to housing needs without encroaching on undeveloped land.

6.2 NPPF Section 12 – Achieving Well-Designed Places

The design of the bungalow adheres to NPPF's guidelines for high-quality, context-sensitive design. The structure is compatible with the surrounding area in terms of its scale, materials, and layout, ensuring it harmonizes with the local character while minimizing visual impact. The bungalow's modest height and separation distance also protect the privacy and amenity of surrounding properties.

6.3 NPPF Paragraph 122 – Effective Use of Land

This proposal supports the effective use of land by developing an unused portion of residential garden space within the settlement boundary. The NPPF encourages efficient land use, particularly in residential areas where infill and backland development can contribute to housing supply. This development is an example of positive densification without compromising local character.

6.4 NPPF Section 9 – Promoting Sustainable Transport

Parking for the new dwelling is strategically positioned on the side of the existing property, avoiding any impact on the front or neighboring properties. In addition, this configuration supports sustainable transport goals by preserving accessible and efficient parking without introducing significant traffic increases.

7. Local Policy Compliance: North Hertfordshire Local Plan Policies

The proposed development aligns with several policies outlined in the North Hertfordshire Local Plan, which guides residential growth, sustainable land use, and environmental protection. The proposal's compliance with specific local policies is outlined below:

7.1 Policy LP26 – Housing Proposals

The development adheres to LP26 by providing a high-quality, single dwelling that meets local housing needs within the established residential area of Ickleford. The proposal's location within the settlement boundary supports local objectives for housing delivery without affecting undeveloped or protected land.

7.2 Policy LP57 – Residential Guidelines and Standards

This proposal meets LP57 by providing sufficient internal space and garden area, ensuring a high standard of living for future occupants. The new bungalow will have a 106 sqm amenity garden, while the existing property will retain a 91 sqm garden, meeting local standards for outdoor living space and enhancing residential quality.

7.3 Policy LP55 – Car Parking Standards

Parking for the new bungalow is provided on-site to the side of the existing property, in line with LP55 standards. This arrangement minimizes visual and functional impact on the streetscape, maintains clear access, and ensures there is no adverse impact on neighboring properties. The side parking location is discreet and leverages a previously used parking area, reinforcing LP55's emphasis on thoughtful, efficient parking solutions.

7.4 Policy SECN11 – Making Effective Use of Land

Consistent with SECN11, the development utilizes a portion of garden space in an established residential area. By promoting infill development, this proposal aligns with local goals for efficient land use within the settlement boundary, reducing the pressure on undeveloped greenfield sites.

7.5 Policy SECN12 – Achieving Well-Designed Places

The design complies with SECN12, which mandates that new buildings should reflect the character and appearance of their surroundings. The bungalow's single-story height, traditional materials, and design minimize visual impact while ensuring harmony with the existing architectural style of nearby properties.

7.6 Policy XD1 – Sustainable Design

In accordance with XD1, the proposal incorporates sustainable design principles by minimizing the footprint and height of the bungalow to preserve green space and ensure low energy requirements. Additionally, the positioning of the dwelling within the settlement supports sustainable development goals by using existing infrastructure and minimizing environmental impacts.

7.7 Policy XD3 – Protecting Living Conditions

The proposal respects the living conditions of surrounding residents by ensuring adequate separation, maintaining privacy, and avoiding any overshadowing or overbearing impact on neighboring properties. The bungalow's modest design and strategic placement within the plot safeguard the amenity and privacy of nearby homes.

7.8 Policy XSP8 – Housing

This policy emphasizes housing supply within North Hertfordshire. The proposed bungalow supports local housing delivery targets by providing a new home within the settlement boundary. The development contributes to meeting housing needs in an efficient, sensitive manner, as encouraged by XSP8.

7.9 Policy XT1 – Assessment of Transport Matters

In line with XT1, the proposal has carefully assessed access and parking to ensure that vehicle movement to and from the site remains safe and practical. The access point via the existing driveway supports efficient traffic flow and prevents any disturbance to the neighboring properties, in accordance with local transport policy requirements.

8. Backland Development Justification

The bungalow proposal qualifies as backland development but is justified based on the following considerations:

- **Compatibility with Local Character:** The surrounding area includes a mix of plot sizes and housing styles, including similar backland and infill developments. Nearby properties (e.g., Nos. 27 and 36 St Katherines Close) have comparable plot sizes, establishing a precedent for this type of subdivision and supporting the proposed development's compatibility with the existing neighborhood character.

- **Effective Land Use:** The development makes productive use of the rear garden space within the settlement boundary, aligning with both local and national policies that prioritize efficient land use in residential areas. The proposal avoids the need for greenfield development by utilizing existing residential land.
- **Minimal Impact on Neighboring Properties:** The design carefully considers the amenity of adjacent properties. With adequate separation, appropriate boundary treatments, and a low-profile design, the bungalow minimizes visual intrusion and ensures privacy, maintaining the quality of life for neighboring residents.

9. Conclusion

This proposal for a three-bedroom bungalow on the rear section of No. 10 St Katherines Close is a carefully considered development that adheres to local planning policies regarding scale, design, and amenity standards. By retaining adequate amenity space, incorporating suitable parking arrangements, and respecting the established pattern of development, this backland proposal is well-suited to the area, providing a functional, high-quality addition to the local housing stock.

In summary, the proposed bungalow is designed to be sympathetic to its context, meets all relevant policy requirements, and contributes positively to housing supply, making it a sound addition to the community at St Katherines Close.

Policy Compliance Statement

The proposal for a three-bedroom detached bungalow at the rear of No. 10 St Katherines Close has been designed in line with both local and national planning policies, ensuring it meets criteria for sustainable, well-designed residential development. This compliance statement outlines how the project aligns with the relevant local and national policies, focusing on aspects such as sustainable development, land use efficiency, housing standards, and impact mitigation.
