

Design Statement for
erection of 2 x 4 bed detached houses with associated parking
on
Land adjacent to 60 Green Street, Royston, Herts.

This site has recently been acquired by the applicant from the owners of 60 Green Street, Royston.

The land is sited immediately along the northern side boundary of Nos. 60 and 62 Green Street. It is a large area of unkempt previously garden space. The north western boundary of the site abuts a large area of allotments. The south western boundary abuts the bottom end of the rear gardens of 60 and 62 Green Street. The south western boundary abuts the rear garden of 58 Green Street and the north eastern boundary abuts a local road 'Coombe Hole'.

The overall site area is approximately 760sqm.

The site is a small, underused urban site. In this respect, the proposal accords with criterion (a) of Policy HO5.

In accordance with Policy HO5, residential developments on windfall sites must have a good level of access to local facilities. The site is within easy reach of local shopping facilities, leisure centre, various recreation grounds, schools. Bus stops are situated on the A10, a 2 minute walk away. The railway station is within easy walking distance.

As such, the application site is considered to have a very good level of access to local facilities and alternative forms of travel to the private car and, therefore, deemed to be within a sustainable location.

We consider our layout is acceptable as the proposed dwelling would be suitably separated from the surrounding properties so as to not result in undue levels of harm from overlooking, loss of privacy, reduced daylight or sunlight.

The development would not have a detrimental impact on the environment or neighbouring properties.

In terms of design, the NPPF (2023) states that achieving high quality, beautiful and sustainable buildings and places is fundamental to the planning and development process and that good design is a key aspect of sustainable development. It also stipulates that planning decisions should ensure developments function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development.

The proposed site layout plan identifies the plots would each have useable rear garden spaces (behind the rear elevation of the house) of approximately 160sqm.

With regard to the requirements for new residential properties to meet Nationally Described Space Standards (NDSS) the proposed houses would exceed the minimum requirements.

As such, these larger family dwellings are considered acceptable.

Additionally, the NDSS require double bedrooms to be at least 11.5sqm and single bedrooms to be at least 7.5sqm. The proposed bedrooms again are over the required.

A construction management plan (CMP) will be submitted as part of this planning application.

Access arrangements and parking provision are fully compliant with the councils requirements. Our proposal would accommodate at least 6 vehicles on the detailed driveways and garages

Secure cycle storage and waste & recycling storage is shown on the layout plan. Electric vehicle charging is specified on the layout plan.

All hard landscaping is specified to be permeable

We feel we have considered all the aspects and effects which may result from the proposed development and it is our opinion that the scale and design will not be adverse or detrimental to the amenity of neighbours, other residents in the area or passers by.

One of the prime aims of the design is to create a built form which is attractive, contemporary and modern, but also considers materials used in the surrounding area.

We have chosen a traditional build form, with high quality materials and features along with careful detailing to provide a proposal that will in no way be detrimental to the area and will in fact enhance the area.

There will be no loss of amenity to neighbours or passers by. Existing access around and through the surrounding estate remains unchanged. There will be no overlooking or overshadowing of adjoining dwellings. There will be no detrimental affect on anybody, be that local residents or passers by.

This proposal utilises underused space.

It is our belief that our proposal will make better use of the space providing 2 x 4 bed family residential units without being detrimental to the area in appearance, parking requirements or any other amenity.

As already detailed, the proposal is close to bus routes and rail links. Local shops are within walking distance as are schools for all ages. Only a bus ride / walk away is the main town centre catering for all shopping, recreational and commuter needs.

The building will be constructed with energy conservation in mind and will comply with all current building regulations.

We see no reason why this proposal should not be acceptable to planning.