



PLANNING
APPEAL
BUILDING REGULATIONS
STRUCTURAL CALCULATIONS
PARTYWALL SURVEYOR
PROJECT MANAGEMENT

Design and Access statement

SUBMITTED IN SUPPORT OF AN APPLICATION FOR THE EXTENSION
AT BASEMENT, GROUND FLOOR, FIRST FLOOR AND ERECTION OF A
NEW SECOND FLOOR. CONVERSION OF THE EXISTING CLOSED PUB
INTO 3 COMMERCIAL UNITS AND 9 FLATS

FOR
THE VIXENS, MILIFIELDS WAY, HAVERHILL, CB9 0JB

DEC 2024

1. Introduction

Application Summary

this design & access statement accompanies a planning application for the extension at basement, ground floor, first floor and erection of a new second floor. conversion of the existing closed pub into 3 commercial units and 9 flats.

This submission provides a description of the site, relevant planning history, proposal and the consideration of material planning issues. Aspects relating to the design and appearance are address below in relation design and amenity issues along with policy identified in local, regional and national policy guidance.

The plans and statement comprise the supporting documentation to the planning application. All information necessary to determine the application should be found within this document and drawings.

Summary of Main Issues

The principle of the extension and conversion to flats is acceptable as previous planning permission were given for similar development.. Further to this and in the context of this application, the remaining main issues relate to the design/appearance of the building, impact on the neighboring occupiers, standard of accommodation for the future occupiers, transportation and amenity issues.

Summary of Key Benefits

This application provides an exceptionally well design and high quality accommodation for single, couples and family that is complementary and respectful to both its natural and physical setting, both preserving and enhancing the Area.



PLANNING
APPEAL
BUILDING REGULATIONS
STRUCTURAL CALCULATIONS
PARTYWALL SURVEYOR
PROJECT MANAGEMENT

2. Site Description

Location

- 1) The site consists of a detached building which used to be a pub.

Relationship to Neighbouring Sites

The following principle has been taken into consideration:

- 1) The street scene
- 2) The building shape, finish materials and architectural features matches with the neighboring building
- 3) The parking facilities
- 4) Room and flat sizes
- 5) Bin storage

Access

The access is as existing from Millfield way

3. RELEVANT PLANNING HISTORY

Site and surrounding property history

The previous application for change of use to flats DC/16/2755/FUL

4.0 THE PROPOSED DEVELOPMENT

Description of Proposed Use and Building

The following section provides detail on the characteristics of the building, the design concept, architectural style and landscaping.

Particular attention has been given to preserving or enhancing the character and appearance of the existing building, and to uphold the principles of high quality in overall design and materials used.

All habitable rooms would receive good levels of light and have excellent outlook.

The bin for the flats is located in the store room. The bin storage is located at ground floor level and easy access to the bin lorry.

Materials

Overall the high quality choice of materials is an excellent combination that will ensure a high quality finished product. The materials will also allow for a simple, clean and efficient design.

5.0 PLANNING POLICY FRAMEWORK

National Planning Policy

The National Planning Policy Framework (NPPF) was published and adopted on 2024. The NPPF replaces a plethora of Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) into a singular concise framework.

The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in the determination of planning applications.

Paragraph 14 sets out the core principle of the NPPF a 'presumption in favour of sustainable development'. In particular, for decision-taking this means:

approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: —any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

Paragraph 17 sets out the core planning principles of the NPPF, which are to proactively drive and support sustainable economic development to deliver the homes that the country needs. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business

communities; promote mixed use developments, and encourage multiple benefits from the use of land in urban areas and actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are sustainable.

Paragraph 187 states that decision-takers at every level should seek to approve applications for sustainable development where possible.

Paragraph 197 states that in assessing and determining development proposals, *local planning authorities should apply the presumption in favour of sustainable development.*

Policy :Quality and Design of Housing Developments

Plan Policy : which requires new residential development to be of a high quality and design internally, externally and in relation to their context and to the wider environment.

Policy :Sustainable Design and Construction

Policy requires development proposals to demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process.

Policy Strategic approach

Policy states that development proposals should encourage reducing the need to travel, especially by car, seek to improve the capacity and accessibility of public transport, walking, support development that generates high levels of trips at locations with high public transport accessibility, improve interchange between different forms of transport, support measures that encourage shifts to more sustainable modes and promote greater use of low carbon technology.

Policy Assessing effects of development on transport capacity

Policy requires development to not adversely affect safety on the transport network.

Policy Parking

Policy seeks to ensure development and associated parking accords with sustainable transport objectives.

Policy Designing Out Crime

Policy seeks to create safe, secure and appropriately accessible environments that reduce the opportunities for criminal behaviour and contribute to a sense of security.

Policy Local Character

Plan Policy requires high quality design to be provided in association with new developments.

Policy Architecture

Plan Policy requires the architecture of new developments to respect the amenity of surrounding areas.

6.0 MATERIAL PLANNING CONSIDERATIONS

Principle

The main issue is whether the proposals would preserve or enhance the character or appearance of the Surrounding Area, within which the site is located.

Design

Part 6 of the NPPF relates to delivering a wider choice of high quality homes and includes the need for local planning authorities to provide an up to date housing supply.

The proposed scheme complies with:

The proposed building has been carefully designed to maintain the local distinctiveness and to uphold the high quality of design and character of the surrounding properties. The scheme complements its surroundings and character whilst retaining individualistic character, which is a feature of the area.

Residential Amenity & Future occupiers

The proposed development has been designed to respect the existing development pattern, whilst at the same time protecting neighbouring amenity.

There will be no loss of privacy for neighbours through overlooking, loss of privacy or loss of light in accordance with Policies.

It is considered that the proposed development complies with the objectives of both regional and local policies, highlighted above and would not therefore detrimentally affect neighbouring residential amenity.

The proposed development would ensure a high quality residential environment for future occupiers

Generous outdoor private outdoor amenity space above is retained and in accordance with Policy. All the rooms have good levels of outlook and all occupiers would also have adequate levels of privacy.

The proposal has been designed to meet Lifetime Homes Standards

Transportation

Bus is walking distance

Bin

A dedicated refuse collection spot can be located so that it is both secure and convenient, but does not impact on the appearance of the Area. This could be secured by way of condition if the Council are minded to approve the development.

Landscaping

Landscaping has been designed and shown on the drawings and works to trees would take into account. It is considered that the landscaping will ensure that the building would sit well within the established landscape framework. This element could also be conditioned if the Council are minded to approve the development.

Sustainability and Energy Efficiency

The proposed building has been designed to exceed the standards for sustainability and energy efficiency; in particular Code for Sustainable Homes Level 4 will be achieved.

7.0 Conclusion

The proposed development is in accordance with national, regional and local planning policy objectives.

The proposal has been designed to maintain the local distinctiveness and to uphold the high quality of design and character of the area.

The design and layout has been carefully conceived to ensure that future residents have adequate levels of amenity and that the development does not cause any harm to neighbouring residents' amenities.

The proposed building has been designed to retain a similar footprint, to maintain the building line of the street scene, and to conform to the scale, height and massing of other dwellings in the local area, and to make a positive contribution to the area preserving and enhancing its character.

The above demonstrates that the proposed development can be accommodated in this sensitive location and It is therefore concluded that planning permission can reasonably be granted.