

Design and Access Statement Pro-forma

What applications need to be accompanied by a Design and Access Statement

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- Material change in the use of land or buildings, unless it also involves operational development.
- Engineering or mining operations.
- Development of an existing dwelling house or development within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house, where no part of that dwelling house or curtilage is within a designated area or is a listed building. "Designated areas" include:
 - Conservation Areas
 - Sites of Special Scientific Interest (SSSI)
 - Areas of Outstanding Natural Beauty(AONB)

You should use this form for small scale developments and for where there is no impact on views of the property or site from a highway. If in doubt as to whether this form is appropriate for the type of development you are proposing then contact the planning department on 661661.

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

Climate Change Resilience

How does the proposed development comply with the long term objectives of minimising carbon emissions, how is it resilient to climate change and how have such considerations have informed the design?

Use

What will the extension/development be used for and justify why this is necessary?

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

Landscaping

If appropriate specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

Security

How has the development incorporated measures to prevent crime within the development site and the surrounding area? (Secured by Design Standard is encouraged).

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles.
