
Project	NEN - 29 New End	Ref.	bpl01
Title	National Planning Policy Framework	Date	07.06.2012

Addendum Report

This statement is an Addendum Report to the Design and Access Statement submitted in support an application for Full Planning Permission and Conservation Area Consent on the abovementioned site.

The National Planning Policy Framework was adopted on 27th March 2012 . The NPPF provides guidance for local planning authorities both in drawing up plans and is a material consideration in determining applications.

The Design and Access Statement has been reviewed in respect of the NPPF and the following sections have been identified as being relevant to the proposals.

7.0 Requiring Good Design

This policy attaches great importance to the design of new developments which is considered a key aspect of sustainability and ensuring that new developments make a positive contribution to making better places for people.

The proposal has taken in consideration the local distinctiveness and the design seeks to reinforce this whilst maintaining a contemporary approach.

The design is appropriate in scale, density and massing.

Materials have been carefully selected. The proportions of the facade and elements such as the windows and attention to detail have been thoroughly considered to ensure they are characteristic of the area.

11. Conserving and enhancing the Natural Environment

Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 of the NPPF outlines that planning policies and decision should aim to ensure that developments:

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- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
 - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
 - are visually attractive as a result of good architecture and appropriate landscaping

The proposal significantly improves and enhances both the site itself and its contribution to the greater environment.

The existing Private Open Space to the rear is retained and the proposed landscaping of this area is of significantly higher quality than the existing. The front area of the site which currently makes no contribution to the streetscape will provide both landscaping and a forecourt at street level.

The building itself, whilst contemporary in its style, nevertheless relates strongly to local identity in its use of materials and scale and combines with the landscape to contribute to the sensitive surrounding context.

In conclusion it is considered that the proposal is consistent with the National Planning Policy Framework in regard to the relevant policies identified.