26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application [illegible] except [illegible] was the owner [illegible] a freehold interest [illegible] at least 7 years [illegible] any part of the land or building [illegible] the application relates.

Title: Mr | First name: Russell | Surname: Pearsall

Person role: Applicant | Declaration date: 01/09/2008 | ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below. ○

Title: Mr | First Name: Russell | Surname: Pearsall

Person role: Applicant | Declaration date: 01/09/2008 | ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date: 01/09/2008

DESIGN & ACCESS STATEMENT

ADJACENT TO BLUSTONE HOUSE, CLAY LAKE, ENDON

08/01643/

"Good design can help create lively places with distinctive character; streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of the imagination and sensitivity of their designers."

Quote from: By Design (2,000) Department of Transport, Local Government and the Regions.

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1.0 Introduction

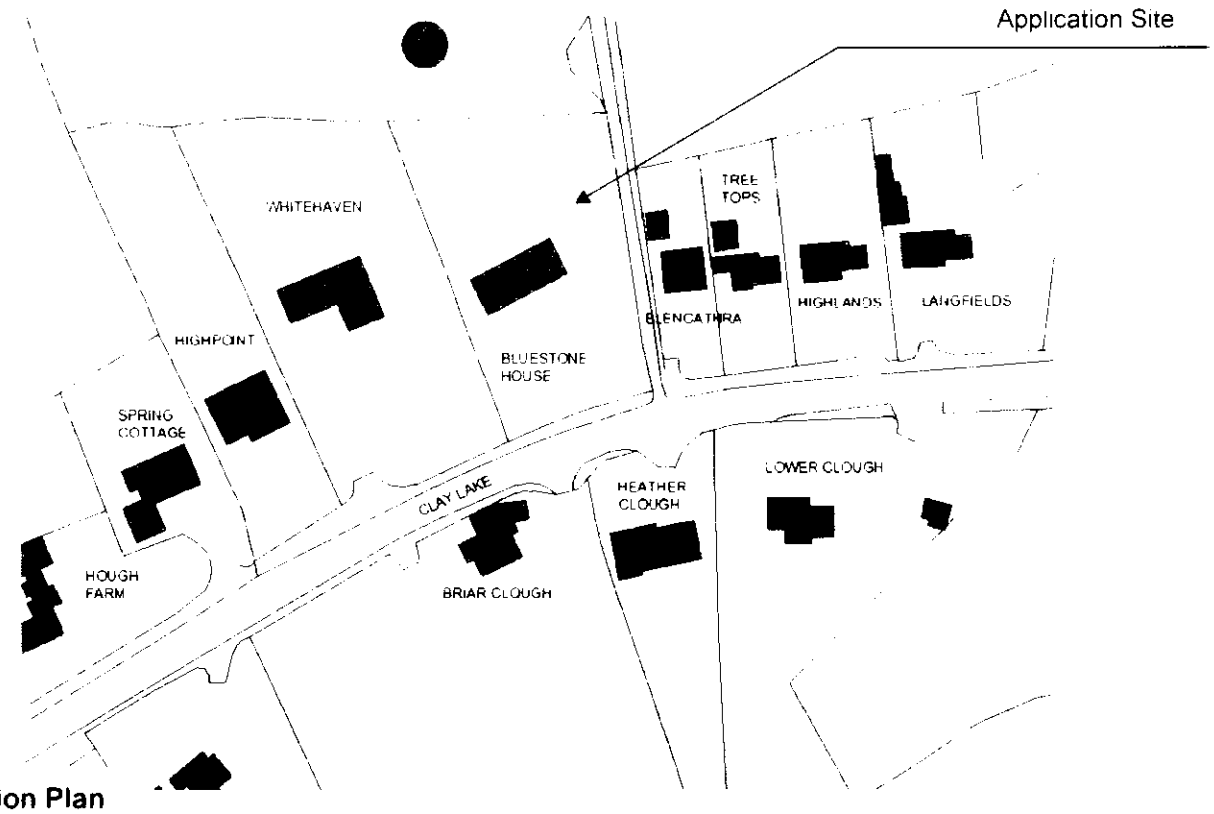
1 1 In June 2006, the Government introduced changes to the planning applications process. The circular (01/2006) giving guidance on changes to the development control system, effective from 10 August 2006, sets out the formal requirements with regard to the production of Design and access Statements

1 2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design & Access Statements, how to write, read and use them*

1 3 The purpose of this statement is to support a planning application for the proposed new Domestic Dormer Bungalow adjacent to Bluestone House, Clay Lake, Endon. It has been prepared to satisfy the requirements under PPG1 & PPG3 and to act as a description of the design process to accompany the drawings submitted for planning consent.

1 4 The Application site is situated adjacent to Bluestone House, Clay Lake, Endon

1 5 The Application is to construct a new Domestic detached Dormer Bungalow adjacent to Bluestone House, with a new vehicular access off the adjacent private track



Location Plan

2.0 Use

2.1 The application site currently forms part of the garden to Bluestone House, Clay Lake, Endon.

2.2 In the immediate vicinity there are a variety of different style dwellings raging from single story Bungalows, Dormer Bungalows to full height two story Dwellings.









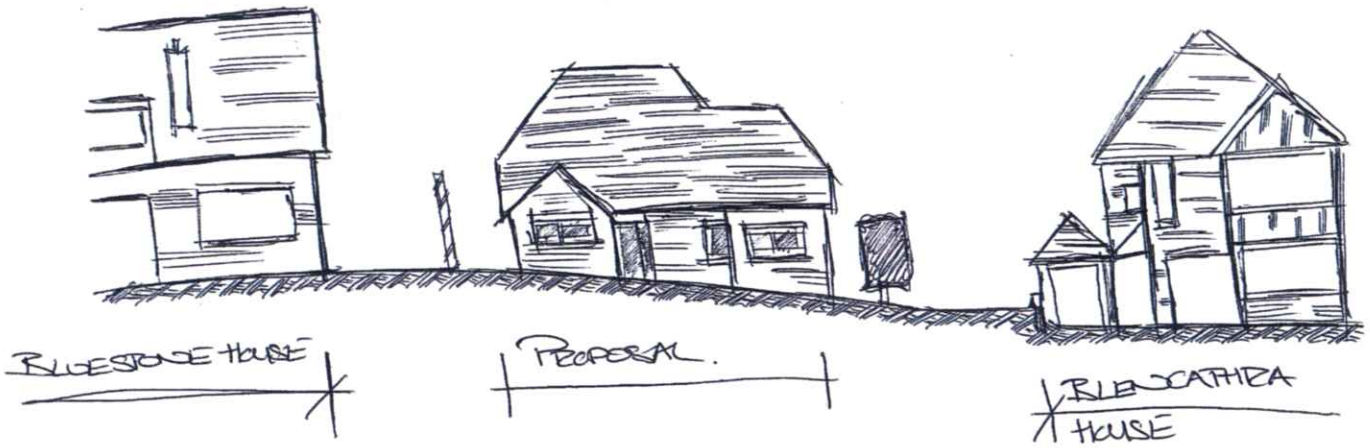




3.0 Amount

3.1 The proposal is to construct a Dormer Bungalow comprising of breakfast/ kitchen and Lounge area, dining room, Study, WC and cloaks and Master Bedroom and En-suite on the ground floor with 2 bedrooms and a bathroom on the first floor with a patio area overlooking the private garden area.

3.2 The size and scale of the proposal will sit comfortably within the site and its area, where as mentioned is a mixture of Bungalows, Dormer Bungalows and Detached properties of varying style and design.



Proposed street scene

4.0 Layout

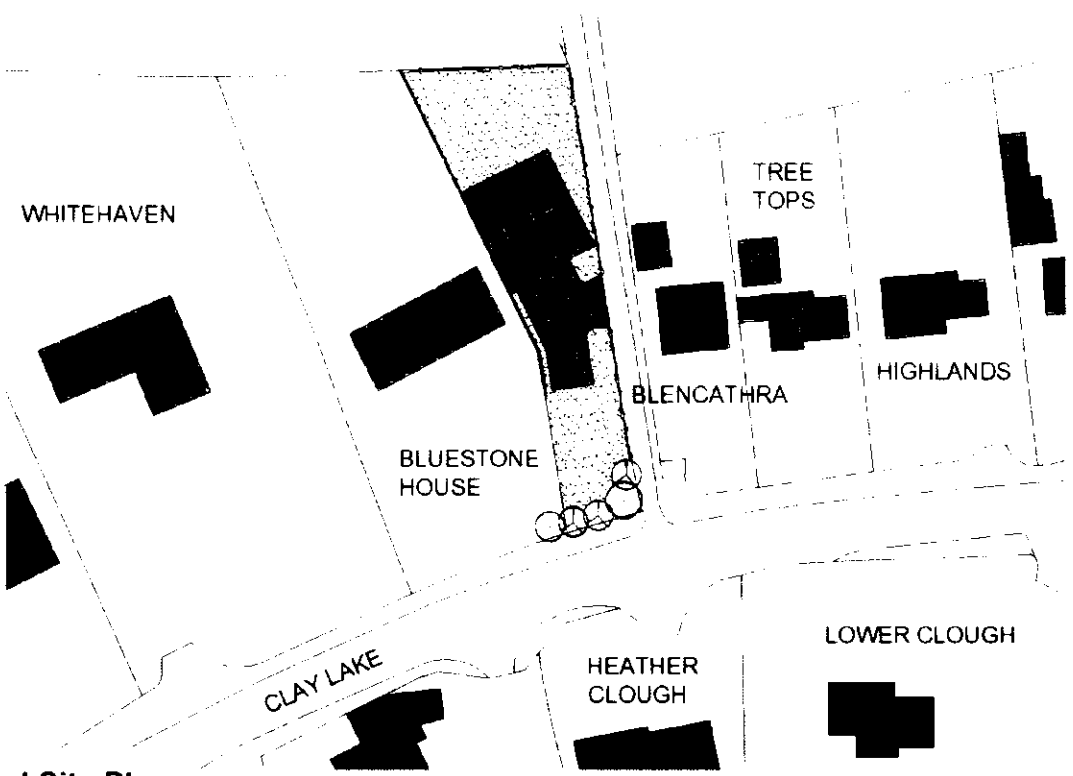
4 1 The Dwelling has been set back off the Highway which will be in-keeping with the frontages of the adjacent properties and will also enable sufficient vehicle parking and turning within the site. It also ensures there will be no construction within 10 meters of the protected tree to the front of the site

4.2 A private rear amenity area of approximately 245m² has been provided and the property has been designed to leave reasonable space around the sides of the property to avoid the feeling of 'over development' on the site.

By doing this it still leaves a large garden area to the rear and around the perimeter of the property. As the full perimeter of the site is surrounded by healthy hedges this will not have any impact on the surrounding properties.

4 2 Most rooms have been designed with a dual aspect taking advantages of both the rear private garden and offers good uninterrupted views across open countryside

The layout enables the property to sit comfortably within the plot and gives more than adequate space. It complies with all the normal space about dwelling distance standards and enables more than adequate turning and parking facilities within the cartilage of the site



Proposed Site Plan

5.0 Scale

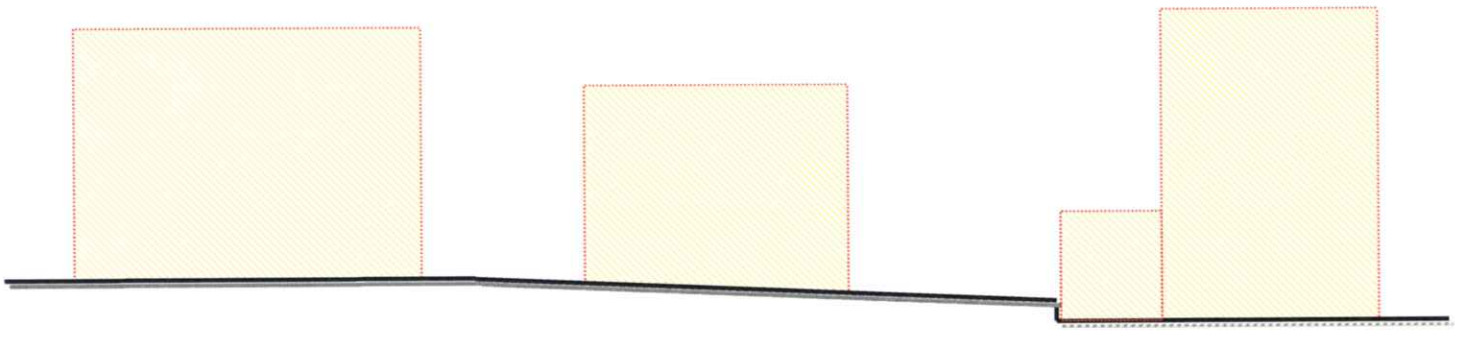
5.1 Though the existing buildings around the proposed development are varied in their Architectural style most built from brick construction with tiled roofs which is generally consistent with traditional build developments in a semi-rural setting.

5.2 In the immediate vicinity of the site there is a diverse range of property styles, ranging from Dormer Bungalows to brick built two storey Detached and Semi-Detached properties.

5.3 The dwellings will be brick built with a plain blue/grey roofing tile to match adjoining properties with contrasting brick heads and cills to the window openings and contrasting brick corbelling to the verges.

5.4 A brick plinth will be provided to the whole of the property shaped timber barge boards. The proposed development will reinforce the existing scale of Clay Lake and the general scale and elevation treatment is deliberately simple to reflect the inherent and varied patterns of development found locally.

5.5 It is considered that the proposal being only single storey with rooms in the roof will reflect the scale of the surrounding properties more satisfactorily

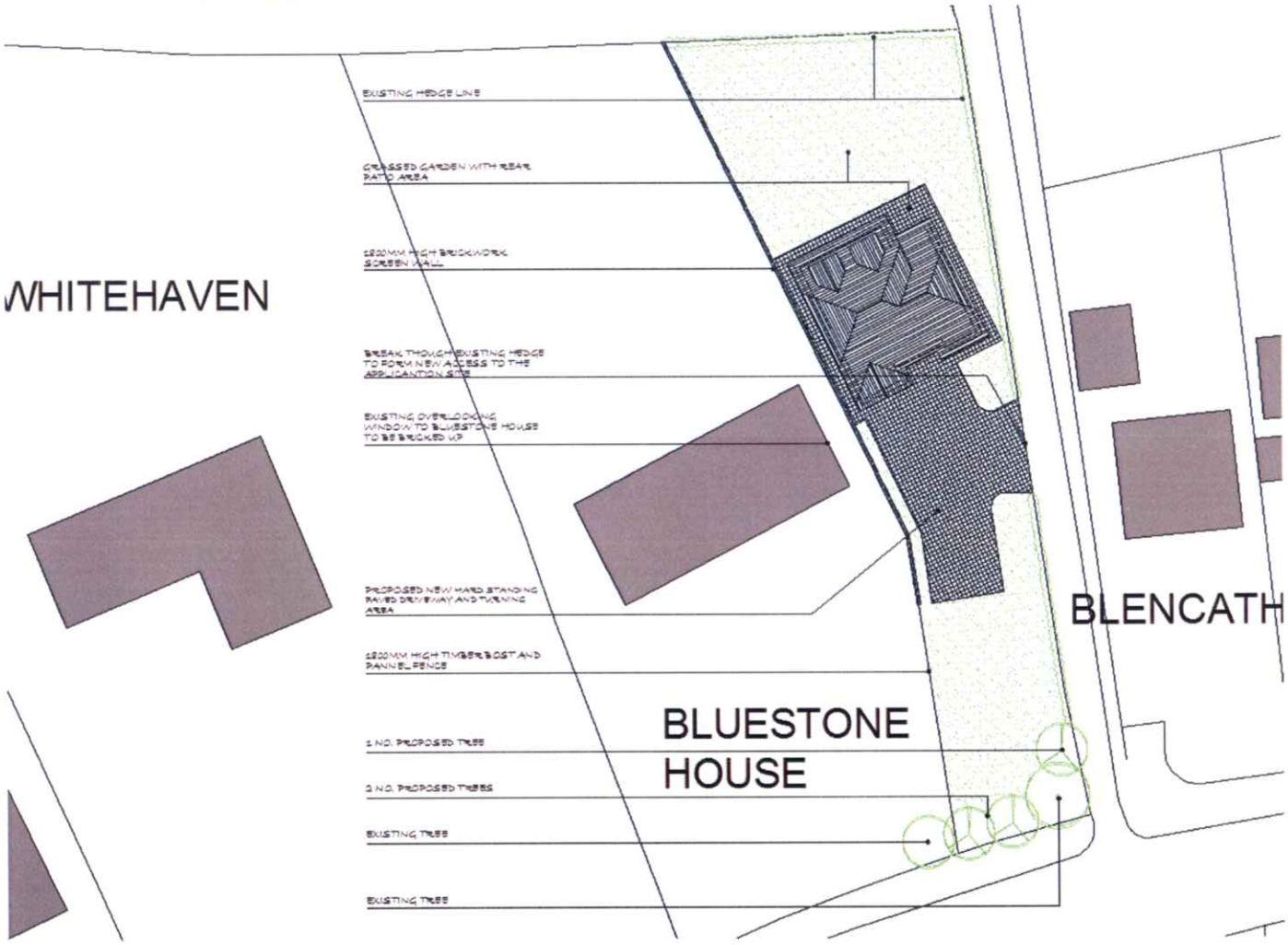


6.0 Landscaping

6.1 The site at present is very well surrounded by a mixture of hedges, timber fences and large trees.

6.2 It is proposed to retain most of the existing features and to provide additional trees, shrub plantings and an 1800mm high screen wall and fence along the new dividing boundary line to provide the proposed and adjacent existing building relief, attractiveness and privacy.

6.3 It is proposed to renovate the garden area which will be shown with grass mix, with a new hard standing paved driveway and turning area, surrounded by planting beds for ornamental shrubs to be planted in preparation for a long term private garden.



Site Plan – Showing Landscaping

7.0 Appearance

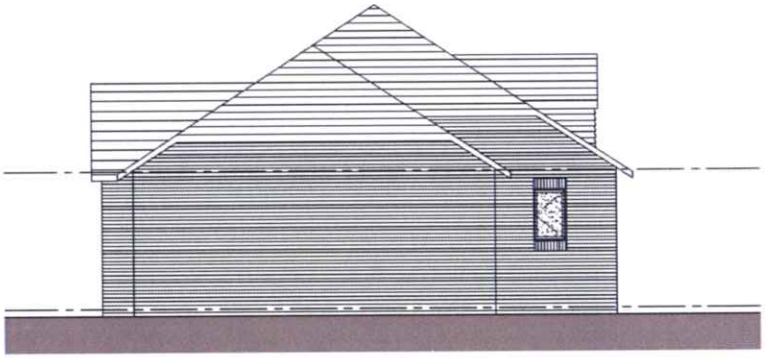
7.1 The appearance of the dwelling strives to create that of a simple dwelling that sits comfortably with its neighbors and reflects the scale of the adjoining properties.

7.2 Traditional blue/grey roof tiles and red/brown brickwork to match the surrounding properties are proposed as the main facing materials.

7.3 Interest to the rear elevation is created by providing feature gable roofs dormer windows with shaped barge boards and contrasting brick cills and heads and contrasting color brick plinth.



FRONT ELEVATION



SIDE ELEVATION

8.0 Access

8 1 For the purposes of this statement, compliance with the current edition of the Building regulation Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

8 2 For the purposes of this statement of the definition of "disability" is taken as that in Part 1 of the Disability Discrimination act 1995

8 3 The site will be directly accessible off Clay Lake which will be formed off the existing private drive directly onto the new property A new hard surfaced drive and paved parking and turning area in front of the proposed Dormer Bungalow, with a level access approach to the main entrance

8.4 The site is considered to be in a sustainable location being within the village development area and close to local bus routes and public transport facilities should know car users visit the site.

8.5 All entrances into the building will be fully compliant with part 'M' of the Building Regulations having a level approach and entrance door threshold

8 6 A ground floor W C. is provided to the property and all internal doors will be of a sufficient width to suit all users whilst the staircase will be designed to an ambulant status