**Proposed Dwelling**
**on land between 89 and 93 School Lane, Caverswall**

**for Mr P Carr**

## Design and Access Statement

This design and access statement accompanies an application for a new dwelling on land between 89 and 93 School Lane, Caverswall. The statement has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended).

As this is a proposal for a single 3 bedroom detached dwelling, some aspects such as the social and economic context are of limited applicability.

### Design Issues

08/00969/FUL 24 APR 2008 MD

The application is for a new 3 bedroom detached dwelling which is sited in an existing residential area where similar development has taken place and would conform to several existing local development policies.

Properties within the immediate vicinity are of a 2 storey semi detached form with bungalows being present within the street scene some 60 – 100 m away from the site.

With reference to the previously submitted application (No. 07/01229/FUL) advice was given to position the proposed dwelling to line through with neighbouring properties.

### Quantum of Development

The overall site has an area of approximately 1450m$^2$. With advice given taken on board it is achievable to accommodate a detached dwelling on the site with consideration to respect neighbouring privacy. The design can easily gain from achieving potential maximum views across the open fields to the rear of the property, this will maintain a rural aspect for residents.

The application is for one detached 2 storey dwelling consisting of kitchen, utility room, hallway, WC and lounge to the ground floor, with 3 bedrooms, one bearing en-suite facilities and a family bathroom. This accommodation achieves 69 m$^2$ per floor.

### Layout

The dwelling is sited in an area adjacent 93 School Lane. Outline permission was granted, ref: SM-92-1036 registered date 21 September 1992 and full planning permission granted ref: SM-05-1012. date registered 13 December 1995. A further consultation took place with a revised application being made, ref: 07-01229/FUL , this being refused.

Advice was sought, and the proposal amended to reflect same. The position of the dwelling was agreed as shown on the enclosed application drawings.

The proposal would sit snugly within the street scene. the views to the rear have influenced the orientation of room layout.

The siting of the dwelling 'set within the street line' would produce a good sized usable garden space.

Scale

School Lane is a residential area predominately made up of semi detached 2 storey dwellings and detached bungalows.

The proposed dwelling would fit between 93 School Lane and 89 School Lane, which are both 2 storey semi detached properties.

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Access

Access will be maintained to the site via a new vehicular access, this shall be designed to comply with Staffordshire Council Highways guide and be a minimum of 3600 mm. All vehicular movement within the site shall enter and leave the site in a forward gear. The front of the dwelling shall be easily accessible from School Lane.

The access from the road frontage to the garage will remain at its current gradient. Access to the principal entrance door shall be graded to gain a level access and access to the utility room door shall be graded to comply with Part M of The Building Regulations.

Landscaping

As this proposal is for a bungalow for private occupation, the landscaping will consist of a traditional garden type, a mixture of paving, grass and border planting and as such the term 'landscaping' in context of planning matters can be placed as a condition.

Appearance

Due to the nature of the proposed development and its immediate neighbouring properties being of post war design, the proposal will have simple but effective detailing with arched brickwork detailing to the front elevation, dry brick verges and contrasting brick dental band. A timber and tile front canopy will be incorporated over the principal door.

The proposal will be sympathetic to the surrounding areas being predominately brick stock and will be in-keeping having materials of facing brick and plain tiled roof.

The general appearance is designed to be a traditional type detached dwelling having simple detailing as a post war dwelling would be.

Large windows to the rear are to be incorporated to take best advantage of the unobstructed views of the natural rural landscape.

| Reference: | 08/00969/FUL<br>Caverswall |
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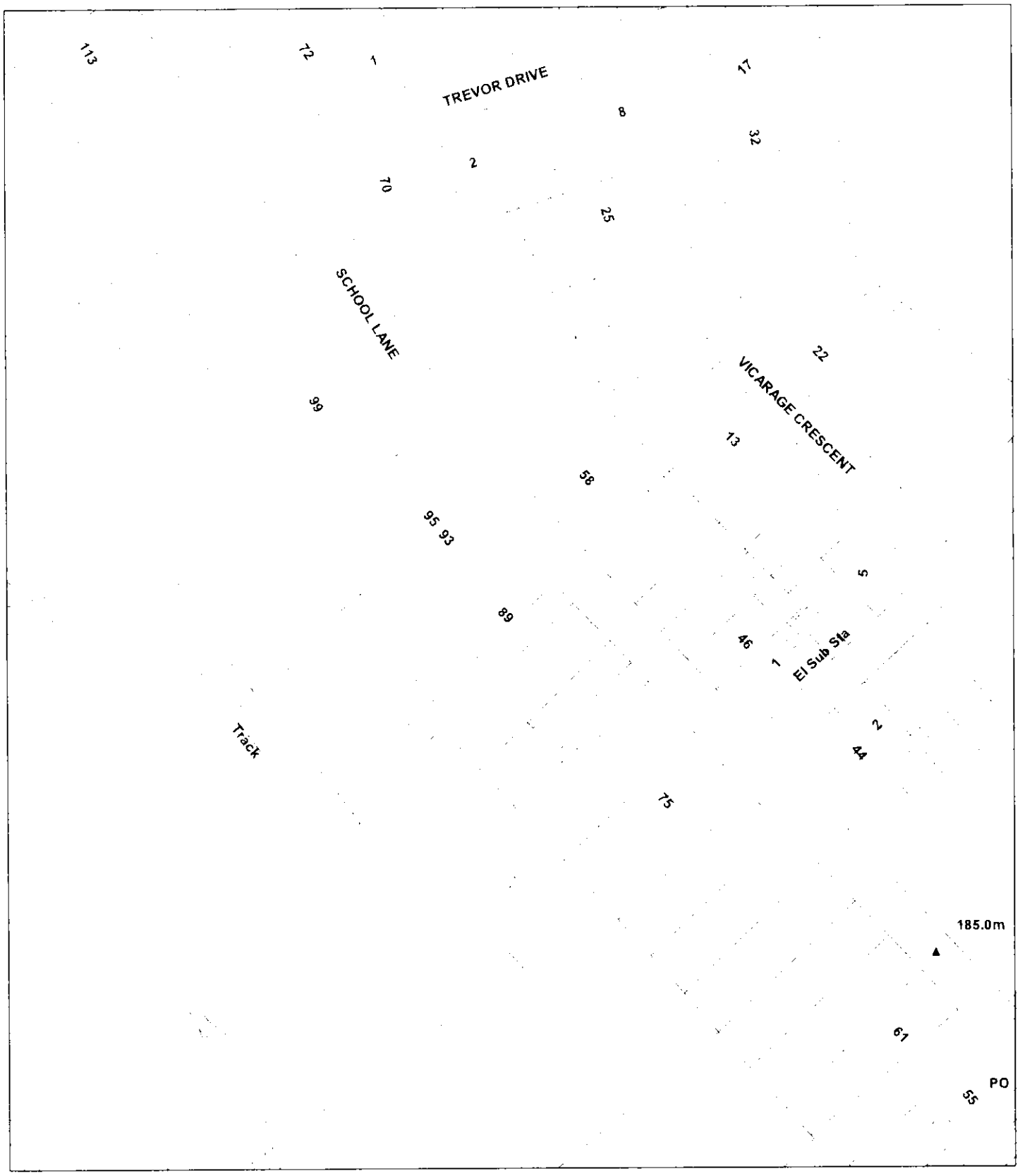


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| **Organisation** | Not Set |
| **Department** | Not Set |
| **Comments** | Not Set |