DESIGN AND ACCESS STATEMENT

PROPERTY

LAND OFF BRIDGE END, LEEK

PROPOSAL

CONSTRUCTION OF NEW 4 BEDROOM DETATCHED DWELLING

PLANNING APPLICATION SUBMITTED BY
MR C. CARTLEDGE

Contents

1. Introduction

2. Site Location

3. Relevant Planning History

4. The Application

5. Summary and Conclusions

1. Introduction

1.1. This statement is submitted on behalf of Mr C Cartledge in support of the proposed development of the land adjacent off Bridge End, Leek, briefly consisting of the construction of a new 4 bedroom detached dwelling.

1.2. This statement assesses the proposal against the Local Development Plan and National Policy guidance.

2. Site Location

2.1. The application site is located off Bridge End behind the property of Bridge House. The site is currently unoccupied.

2.2. Bridge End is accessed from the main Macclesfield Road and historically was the access to Leek Cricket Club. The road is not adopted by the local highways authority.

2.3. The site is not located within a conservation area.

3. Relevant Planning History

3.1. The site has no previous relevant planning history.

4. The Application

4.1. This section explains and identifies the design principles of the proposal.

4.2. The following supplementary information is included within this application:

- Drawing no. CC-01-01 Dwelling plans and elevations as proposed
- Drawing no. CC-01-02 Site Plan
- Drawing no. CC-01-03 Location Plan
- Planning Design and Access Statement

4.3. Use-
The site is currently unoccupied. A new detached would be constructed.

4.4. Amount-
The dwelling would contain 4no. Bedrooms in total, with 1no. bedroom located at ground floor for the applicants elderly dependant.

4.5. Scale-
The proposed building will be single storey with accommodation in the roof space. The scale would have no impact on adjacent properties.

4.6. Layout-
The proposed dwelling has been arranged with suitable living accommodation for the applicants elderly dependant at ground floor level with living accommodation. Bedroom accommodation would be at first floor level within the roof space. Private amenity space would be provided to the rear of the site along with the bin and recycling stores.

4.7. Access-
There will be no vehicle access to the site. There is sufficient parking for the dwelling on the existing unadopted highway.
The site can be easily accessed by the emergency services, refuse and recycling lorries.

4.8. Landscaping-
The access pathway and part of the amenity space to the rear of the site will be paved with permeable paving. The remaining amenity space will be soft landscaped.

4.9. Appearance-
The appearance of the new dwelling will complement the surrounding properties. The roof will be finished with traditional plain clay tiles. The walls will generally be finished in lightly textured white render and red facing brickwork. There will be feature brickwork quoins. The windows will be white Upvc frames. The roof will be complete with 6no. Velux windows. Rainwater goods would be black UPVC.

4.10. Location on site-
The new dwelling will be positioned and orientated to minimise the impact on surrounding properties.

5. Summary and Conclusions

5.1. The proposal makes an effective use of previously developed land and would contribute towards an increase in housing supply.

5.2. The proposal provides suitable living accommodation for the applicant and their elderly dependant.

5.3. The development has no adverse impact on the character of the area with an appropriate scale and design.

5.4. The proposed development would have no adverse effect on the amenities of neighbouring properties and highway safety.

5.5. The proposed development would not result in any loss of privacy for neighbouring properties.

5.6. The proposal makes use of a currently wasted site, therefore improving the appearance of the surrounding area.

5.7. The proposed development would result in an economic benefit as it would create housing and thereby contribute to the local economy.