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**Design and access statement**

**PLANNING APPLICATION FOR PROPOSED DETACHED 4 BEDROOM DWELLING WITH A DOUBLE GARAGE ON 340 CHEADLE ROAD, CHEDDLETON, STOKE ON TRENT, ST13 7BW**

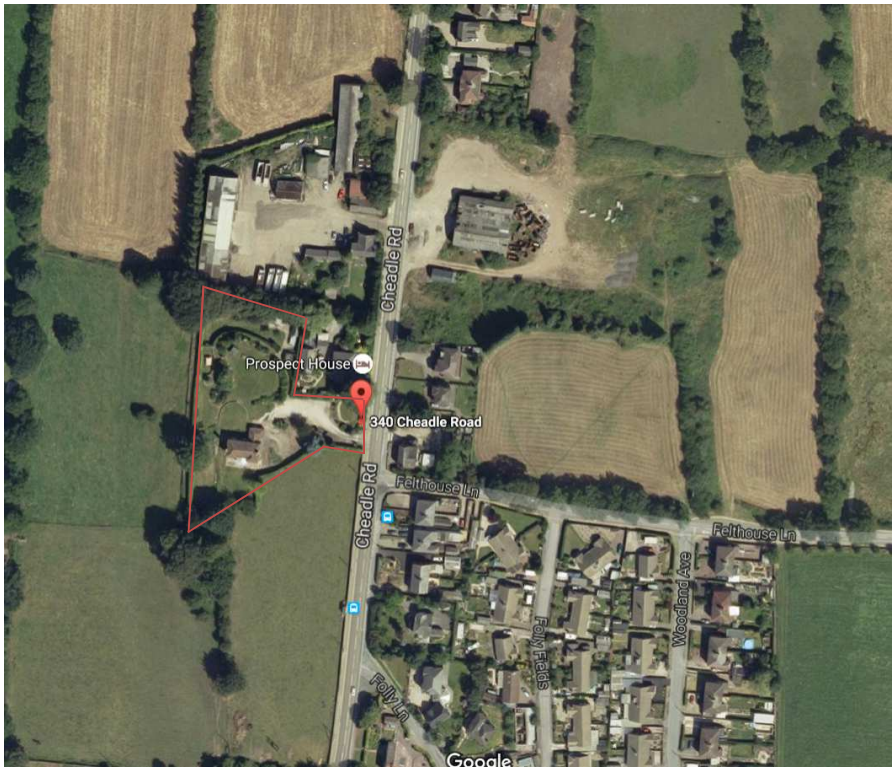


*Photo courtesy of google earth*

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**Design and Access Statement**

**Planning application for a detached 4 bedroom dwelling on 340 Cheadle road, Cheddleton, Stoke on Trent, ST13 7BW**

**Introduction/Context**

This statement is produced to support an application to build a 4 bedroom detached house within the garden curtilage of Outlands, 340 Cheadle road.

The house will be built to a traditional style to match the existing house types in the surrounding area. These consist of red/brown brick with bay windows as a key feature. The site for the dwelling is screened by trees and cannot be seen from the main road.

The existing garden at 340 Cheadle road is roughly 'T' shape on plan, having a relatively narrow entrance from the highway (approx. 21.6m), but widens out as the existing dwelling is approached to almost 90m wide at the rear (western side) of the garden.

**Proposal**

The application is for a two storey four-bedroom house, built in a similar style to those in the surrounding area. It will be built with red/brown brick featuring a traditional brick arch over the entrance to the dwelling providing a sheltered porch with bay windows serving the lounge, snug and both bedroom windows on the front of the property. Roof lights will be fitted to project natural light onto the landing upstairs in the property, with roof lights on the rear of the property to provide natural light into the loft space. In addition to this there will be two glazed gables at the rear of the property projecting light into both bedrooms which lead out onto a balcony. On the ground floor a pyramid roof light will be fitted to brighten the kitchen alongside the bifold doors to provide as much natural light as possible.

A double garage will also be built to match the style of the house and surrounding properties in red/brown brick providing additional parking for cars.

**Use/Amount**

The existing site / garden curtilage belonging to 340, Outlands is approximately 4273m². The curtilage belonging to Outlands following the split to form the adjacent dwelling shall be approximately 2387m². The remaining 1886m² shall be allocated to the garden and amenity space for the new dwelling.

The proposed development is designed to suit the existing site and building constraints, oriented to be adjacent to the Outlands, fronting onto Cheadle road providing one detached house. The site will include parking for 4 cars.

The southern boundary/kerb line of the existing driveway and entrance serving Outlands shall be retained, the driveway shall be edged at approximately 4m wide,

A new entrance apron shall be formed off Cheadle road adjacent to the existing entrance to provide separate access to the new dwelling with a driveway to the parking and turning area, also a new garage block built on the site of redundant green house and garden shed.

**Layout**

The proposed layout is of a family detached dwelling, with two ensuite bedrooms to the rear, each having access to a balcony overlooking the valley to the rear. The proposed dwelling is to be double fronted with a bay window each side of the arch covered entrance doorway.

A pair of bi-folding doors are positioned on the South west corner of the kitchen / dining room to benefit the afternoon and evening sun.

**Scale**

The scale of the proposed dwelling is larger than a detached 4 bedroom property generally found on a housing estate, however the plot is larger and generally affords a degree of privacy that suits a larger dwelling. It is considered the scale of the proposed dwelling is proportionate to the garden curtilage.

**Appearance**

The building and surrounding landscape are to be aesthetically attractive, the trees and hedges generally bordering the proposed garage shall be retained. The proposed dwelling shall be constructed using traditional materials and built to a high quality.

The front of the property is designed in a traditional form, whilst the rear of the dwelling will enjoy extensive views across the valley and will not directly overlook another property, therefore the rear of the dwelling is designed to provide large glazed windows and balconies to maximise the vista, and the installation of a lantern light shall bring natural light into the kitchen and dining area.

**Landscaping**

The land around the proposed dwelling will remain as existing with grass and boundary hedges. most of the existing trees will remain with exception of decorative Leyandii hedging in the middle of the garden which shall be removed and replaced (or re-planted if practical ) with a new hedge to provide separation between the dwellings.

There are two large Leylandii trees on the road side which shall be removed to provide access to the new dwelling. The kerbside access shall be a cobble finish similar to the existing driveway for a distance of 6m back from the back of pavement. The proposed access has been identified by the tree survey carried out by Hamps Valley Limited as encroaching upon the root protection zone for the large mature Beech in the neighbouring garden. The ground level in this area is a sunken garden below the road level, this will be built up in accordance with Hamps Valley recommendations with breather pipes, and protective layers of Geoweb or Cellweb to protect the ground against compaction.

The retained trees shall be provided with root protection measures as instructed by Hamps Valley to prevent damage to the trees and the rootd during the construction phase.

**Access**

Access to the site is from Cheadle road, a new dropped kerb access approx. 10.5m wide shall be formed to give a swept entrance apron to the driveway, approx. 4m wide. The access to and from the highway appears to be acceptable and offers reasonable visibility in both directions. The roadside planting shall be trimmed and the drystone wall reduced to a maximum of 900mm above the height of the highway to provide a visibility splay of 160m is both directions for vehicles exiting the site.