Design & Access Statement

for

Replacement Dwelling

At

Woodlands View

Clewlows Bank,

Stoke on Trent

ST9 9LN

Design and Access Statement for Proposed Replacement Dwelling at Woodlands View, Clewlows Bank, Stockton Brook, ST9 9LN - DASRLM870.

Introduction

This application is being submitted on behalf of my clients for the replacement of an existing bungalow which due to being vacant for the last 10 years has become neglected and in a serious state of decay.

My clients mother moved from the property in November 2010 to be in care and since that time the property has been empty and only visited periodically. The garden has also become very overgrown and neglected.

Sadly, the owner has now passed away and the clients have been granted probate to dispose of the property. Given its poor condition the clients wish to sell the property with the benefit of an outline consent for a replacement dwelling. This would help to maximise the potential sale value and help to meet the costs which have been incurred over the time their mother has been in care.

The property is within greenbelt (see attached local plan extract) but clearly exists as a domestic property. Detailed plans are not being submitted at this time as any prospective purchaser will wish to design something to their own requirements – it is the principle of a replacement that is being sort at present, hence all matters are reserved.

Although the property is surrounded by trees there is no relevant TPO on the site (see attached local plan extract) – the application is accompanied by a Tree survey for additional information.

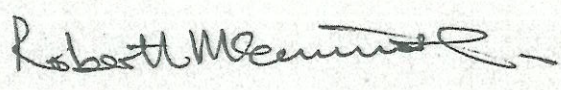
Access to the site is along a part unmade access track from Clewlows Bank, which also accommodates a public footpath.

Design

To be agreed at reserved matters stage.

Access

The works would incorporate current building regulation measures as laid out in Approved Document M and associated legislation.



Robert L McGuinness MRICS
Chartered Surveyor – RLM Associates

10th November 2017


Untitled Map
Write a description for your map.
Legend
Clewlows Bank
Stanley Moor,
Clewlows Bank
Google Earth
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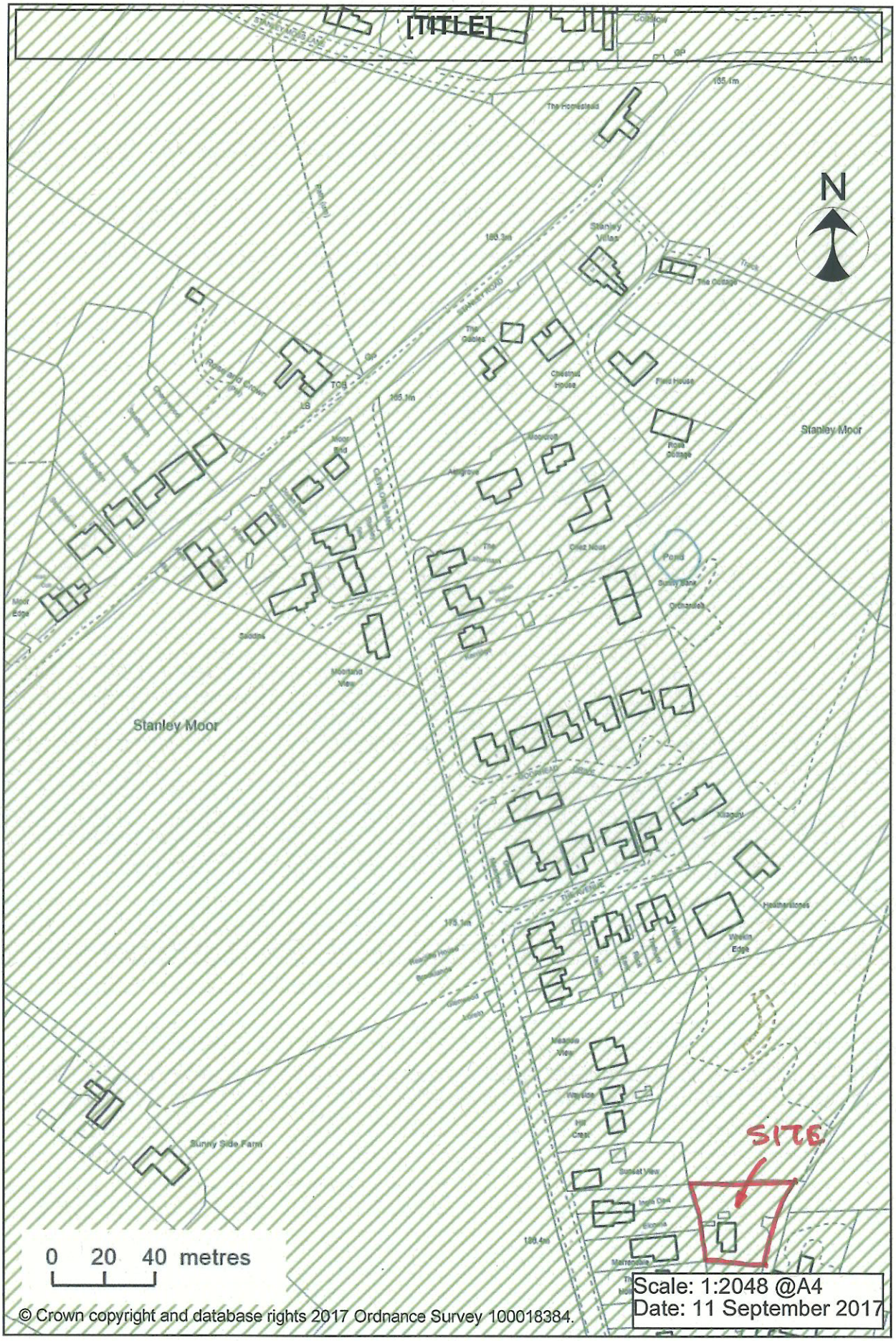
60 m



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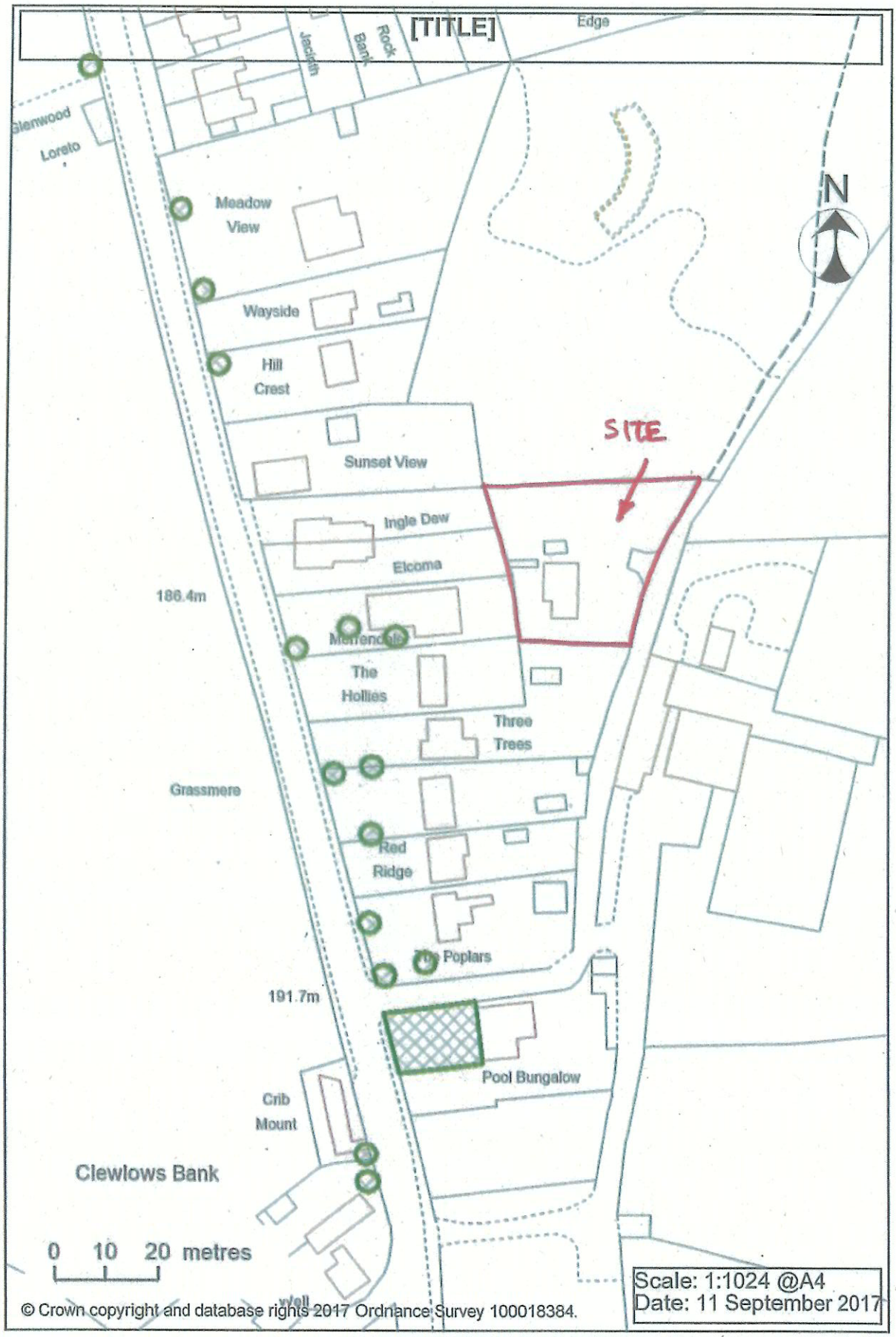
[TITLE]
Edge
Jacobin
Rock Bank
Glenwood
Loreto
Meadow View
Wayside
Hill Crest
Sunset View
Ingle Dew
Elcoma
Merrendale
The Hollies
Three Trees
Red Ridge
The Poplars
Pool Bungalow
Crib Mount
Clewlows Bank
Grassmere
186.4m
191.7m
SITE
N
0 10 20 metres
Scale: 1:1024 @A4
Date: 11 September 2017
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