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Design and Access Statement

PLANNING APPLICATION FOR A PROPOSED 2 BEDROOM SINGLE STOREY DWELLING AT 100 CONGLETON ROAD, ST8 6EG



(photo courtesy of google maps)

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Planning application for a proposed 2 bedroom single storey dwelling at 100 Congleton Road, ST8 6EG

Introduction/Context

This design and access statement has been prepared to accompany the application for a 2-bedroom bungalow within the garden curtilage at 100 Congleton Road, ST8 6EG.

The house will be built in a style that is in keeping with the existing house types in the surrounding area.

Proposal

The application is for a bungalow with two bedrooms, built in a similar style to those in the surrounding area. The dwelling will consist of two bedrooms, one with an en-suite, a bathroom and an open plan living room/kitchen. French doors with glazing either side will be fitted within the lounge to allow natural light through the lounge and into to the kitchen. The dwelling will be situated in the southern section of the garden curtilage at 100 Congleton Road which is currently used as a garden,

Use/Amount

The existing gardens belonging to 100 Congleton Road have an approximate combined total of 1,282.5sqm. This is made up of two main sections, one being 845.9sqm which is on the North side of the property and will remain as the existing dwelling's private garden. The other, which is approximately 436.6sqm and on the opposite side of the property, will become the site on which the proposed dwelling will be located on and as a result the new dwelling will be left with a private garden of approximately 351.0sqm after being built as it has an approximate footprint of 85.6sqm.

The existing dwelling will retain a private garden on the opposite side of the house which has an area of 845.9sqm and an average length across the width of the garden of 28m.

The proposed dwelling shall a private garden of approximately 351.0sqm and an average width of 8m.

Layout

The layout for the proposed dwelling will be open plan to allow light through the dwelling whilst maximising the space. The two bedrooms and bathrooms will be on the right-hand side, whilst the open plan living space will be on the left-hand side of the property which will mean that it benefits from the view across allotments towards Biddulph Moor, and omits any privacy issues between habitable rooms and there are no windows looking onto neighbouring property. There is an en-suite situated in the Master bedroom to make it more convenient for aging occupants. As well, corridors and doorways are wide enough for easy wheelchair access in case of necessary use by occupants.

Scale

The scale of the proposal will be 85.6sqm for the footprint of the dwelling, with a scale of 351sqm for the patio and garden curtilage. It is considered the scale of the proposed dwelling is proportionate to the garden curtilage.

The proposed scale of the new dwelling is in accordance with similar bungalow dwellings in the immediate area of Thames Drive, situated to the rear of the property.

Appearance

The proposed dwelling shall be built in similar style to the surrounding properties found on Thames Drive, to the rear of the property. It will be built of * brick with white uPVC framed double glazed windows and plain clay tiles.

Landscaping

The land around the proposed dwelling will remain as existing with grass and trees with boundaries being either fences or hedgerows. The existing driveway to 100 Congleton Road will be used as a shared access route to both the existing and proposed dwelling, the parking shall be permeable block paving (colour to be confirmed). A riven stone effect path leading to the entrance door to the dwelling forming a small patio area. The rest of the area shall be grass. At present there is a hedge, approximately 1.8m in height, along the boundary which separates the existing dwelling at 100 Congleton Road with the proposed dwelling.

Access

An existing driveway shall become a shared access driveway for both the existing and proposed dwelling. This driveway shall be widened where it meets the road to approximately 5m wide for a distance of 2.5 m up the drive which will allow room for two vehicles to comfortably pass. This will reduce the chance of blockages on Congleton Road in the instance of vehicles entering and leaving either dwelling at the same time. Level access shall be provided from the parking area to the main entrance of the new dwelling for wheel chair users.

