


**Design and Access Statement**

**11 July 2009**

**Proposed Detached Dwelling**
**Rear of 202 Ash Bank Road**
**Ash Bank**
**Stoke-on-Trent**

**Generally**

This proposal is for a detached dwelling on the rear garden area of a detached single storey dwelling.

The surrounding area is residential with traditional styled single storey dwellings to the existing site and adjacent site to the east and two storey dwellings to the west.

The site will be approached via. an un-adopted private road which serves existing dwellings.

Existing neighbours are to be consulted prior to the application being made.

Consultation with the local planning authority has been undertaken with their comments being incorporated within the revised scheme.

Within the design consideration has been given to Staffordshire Moorlands District Council 'Space about Dwellings' and those standards required.

The amenity of neighbouring properties has been taken into account and design features to limit overlooking have been incorporated.

The site has open countryside to the south side.

**Amount**

The application is for a single two storey dwelling.

The dwelling will be sited to comply with appropriate planning standards regarding distances to habitable rooms.

It is considered that a two storey dwelling is appropriate on this site due to the lower ground levels of the site compared to the adjacent single storey site and the adjacent two storey dwellings.

The orientation of the dwelling will allow for the main aspect from the principle rooms to be towards the open views whilst allowing for the prevention of overlooking to neighbouring properties.

**Scale**

The dimensions of the dwelling allow for necessary internal room dimensions.

No garage has been allowed as the external space is considered to be too restrictive for the required manoeuvring space.

**Appearance.**

The building design is to be of a traditional appearance but with contemporary glazed and balcony elements

The roof is proposed to be covered in a smooth low profile slate with large overhangs at gable level and sloping soffit.

The walls are proposed to have a self coloured monocouch render...

The windows and doors are to be fitted with grey anti-sun glazing.

The design is to have an individual appearance but is designed to fit with the adjacent traditional dwellings.

**Landscaping**

The existing hedging and boundary walling adjacent to the access roadway will be retained.

Where the access to the site is formed columns will be formed to match the existing walling.

It is proposed that the majority of the vehicular turning area will be hard paved.

The garden area to the side will be mainly laid to lawn with maintainable hedging provided to the side boundary to 202 Ash Bank Road. A timber close boarded fence will also be provided to this boundary.

**Access**

Ambulant disabled access will be provided in accordance with the Building Regulations.

The site is within easy reach of public transport links located on Ash Bank Road.

Vehicle access with be made from the private roadway. A wide entrance together with a pull in will prevent undue restriction to the other users of the roadway.