DESIGN AND ACCESS STATEMENT

In respect of a

PLANNING APPLICATION FOR A DETACHED BUNGALOW AND DETACHED GARAGE

Comprising a 2 Bedroom Bungalow with a Single Detached Garage.

On Land adjacent to
58, Well Street,
Cheadle,
Stoke-on-Trent,
Staffs.
ST10 1EY

For

Mr. M. Siddique

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1.0 INTRODUCTION

1.1 This document is in support of a full planning application for a Bungalow & Detached Garage which is located on land adjacent to 58, Well Street, Cheadle, Stoke-on-Trent. ST10 1EY

1.2 The proposed works comprise a 2 Bedroom Bungalow with a Detached Single Garage.

1.3 The application comprises a drawing (Nr. 1910/16/02/D) and this Design & Access Statement.

2.0 DESCRIPTION OF THE SITE

2.1 The site lies at the Southern end of Well Street.

2.2 The site lies within the town's development boundary.

2.3 The site is not in the Conservation Area.

2.4 Cheadle is one of the larger towns in the District with a wide range of local services, employment opportunities and good access to public transport.

2.5 The site area measures approximately 270 square metres with a frontage of approximately 16 metres on to Well Street

2.6 The site was previously part of the garden to 58, Well Street, but as this property is now occupied by tenants, the garden is now vacant.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 The proposal is for a two-bedroom bungalow with a floor area of 76 square metres and a detached garage with a floor area of 16 square metres.

3.2 The proposed dwelling is a simple rectangular design with a Kitchen, Lounge/Dining Room, two Bedrooms and a Bathroom.

3.3 The rear garden measures approximately 89 square metres and the front garden measures approximately 78 square metres.

3.4 The principal windows face East to the front and West to the rear.

3.5 As can be seen on the enclosed plans, distances are in accordance with the space about dwellings supporting planning guidance.

3.6 The walls will be built in facing bricks externally all to be approved by the Planning Department.

3.7 The roofs will be tiled with interlocking tiles all to be approved by the Planning Department, with UOVC fascias, barge boards and soffits.

3.8 The windows and doors will be in UPVC double glazed. The door to the Garage will be an up and over style.

3.9 The rainwater goods will be white box section.

3.10 The soil pipework will be internal discharging through the roof.

3.11 Foul and Storm drainage will be combined and connected to the main sewer.

3.12 The parking and turning area will be surfaced in tarmacadam.

3.13 The perimeter paving and patio will be surfaced in grey flags.

3.14 The existing pavement crossing will be removed and the kerb and pavement will be reinstated. A new pavement crossing will be formed.

3.15 Boundaries will remain as existing with new fencing to the Southern boundary.

4.0 ACCESS

4.1 It is proposed to construct a new vehicular access to the site along the East boundary – further to the North than the existing.

4.2 It is also proposed to create at least 2 parking spaces.

5.0 JUSTIFICATION

5.1 The development is a sustainable development in accordance with Policy SS1a of the adopted Core Strategy and paragraph 11 of the NPPF.

5.2 The dwelling makes efficient use of the plot, has adequate outdoor amenity space, respects principal window interfacing distances.

5.3 The design employs traditional facing materials, and the scale and layout respect the surrounding properties. The proposal is therefore in agreement with policy DC1 of the Core Strategy.

5.4 The site is in a location which reduces the reliance on vehicles. The proposal therefore accords with policy T1 the Core Strategy.

5.4 In conclusion, the proposal is a sustainable form of development in accordance with policies in the adopted Core Strategy and NPPF and is in a location that is sought after by a range of occupiers.