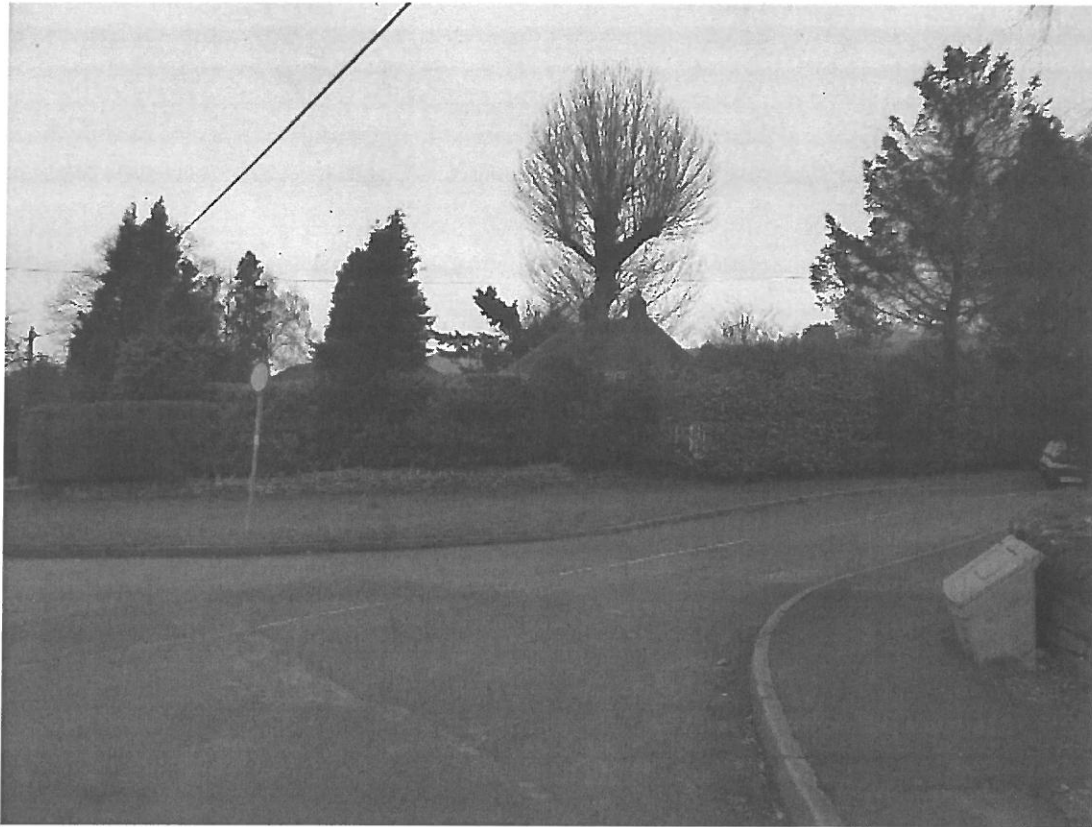




**Design & Access Statement
for
Sandybrook House Project
Cheddleton Road
Leek
Staffordshire
ST13 5QZ**

**Design and Access Statement for Proposed Detached
Dwelling on land adjacent to Sandybrook House,
Cheddleton Road, Leek, Staffordshire, ST13 5QZ.
RLM1032DAS**

Introduction

This application is a re-submission for the erection of a single detached dwelling on land adjacent to Sandybrook House, following the grant of Reserved Matters Approval dated 22nd June 2020, ref: SMD/2019/0638. The application is being made on behalf the client Mr. C. Higgins.

There is currently an application registered with SMDC for the Discharge of Planning Conditions ref: DOC/2021/0010, following the Reserved Matters Approval.

The site has a long history of applications for a single detached dwelling with three previous Outline Applications ref: SMD/2011/1216, SMD/2014/0480 and SMD/2017/0421.

This application seeks approval for an almost identical proposal as per the Reserved Matters, is so far as the dwelling has some minor design changes to openings. The main change is the proposed access arrangements.

It is assumed that all previous supporting statements are still relevant, as are those of the Tree Officer at SMDC, Mr Steve Massey.

The issues surrounding the various applications is well documented and therefore it is felt that there is no need to go over those issues again.

Design

The revised site plan shows the proposed access being re-sited off Sandybrook Lane rather than the approved adaption of the existing access to Sandybrook House. Since the previous approval, the client has been able to purchase the area of land immediately in front of his property from a private individual, hence this new application.

The benefit of this new access is that it removes the need to use front garden space from the existing dwelling and helps to maintain the privacy and setting of it.

Additionally, there will be far less disturbance and possible ill effects to the existing laurel hedging and associated trees – several small beech trees (which form hedging) will be removed.

It is contended that the proposed access drive off Sandybrook Lane is safer than forming a combined access onto Cheddleton Road, particularly as there is already a combined access directly adjacent to it on the north side, which serves some 5-6 dwellings.

It terms of the proposed property design there are minimal changes proposed, namely stone cills under the window openings and the combination of two large door openings to the rear into one opening. In all other respects the buildings design, positioning, etc. remains as per the Reserved Matters approval. All materials to be used are as per the DOC submission currently awaiting a decision (now overdue).

Access

The works will incorporate current building regulation measures as laid out in Approved Document M and associated legislation. The access arrangements and proposed ramped approach will allow for wheelchair access to all ground floor areas as both the internal and external doors will be wide enough.

Conclusion

It is asserted that the changes to the approved plans are minor in terms of the building design itself, and that the proposed access arrangement is more appropriate than that also approved.



Robert L McGuinness MRICS
Chartered Surveyor – RLM Associates

7th April 2021