



Registered Office:
3 Oak Road,
Eccleshall,
Staffs, Tel/Fax: 01785 851095
Mobile: 07940 542375
mikecheadle@hotmail.com

DESIGN AND ACCESS STATEMENT
PROPOSED DWELLING ON GARDEN/LAND ADJACENT TO
2 EAST VIEW MAIN ROAD CAULDON LOW

THE SITE

The site forms part of a large garden plot serving the semi-detached property of 2 East View which is in a mainly residential area comprising of semi-detached building/terraced property of varying designs, open fields are located opposite the site.

THE PROPOSALS

The development will reflect the design of the properties within the area with facing brickwork and concrete roof tiles to the pitched roof.

The proposals facilitate better use of the land, the building is located to meet space about dwelling standards respecting adjacent properties and positioned/aligned within the street scene to match the area.

The plans demonstrate that the proposed house and host property will have adequate off-street parking in accordance with county council requirements. The host property will have a new vehicular entrance forming a dropped kerb creating safe and easy access to the site, the new property will use the existing access to the site.

Both properties will have reasonable private amenity/garden spaces.

CONCLUSION

The development will provide an additional asset to the housing stock on a previously developed site.

The location of the building respects the area and street scene delivering a sustainable property in an established residential area.