

December 11th 2021.

The Design And Access Statement To Accompany The Full Planning Application For The Erection Of A detached Dormer Bungalow On Land Adjacent To Lansdowne, Station Road, Cheddleton, Staffs, ST13 7EE. For Kevin Cooper & Chris Daniels..

Use:

The Existing House Was Aquired By Kevin Cooper and Chris Daniels In October 2021, It Is Proposed To Renovate And Update The Existing House And Erect A New Detached Dormer Bungalow In The Garden Area To The Side Of The Existing House.

The Existing Vehicular Access Point Would Be Retained To Serve The Existing House, New Vehicular Access Point Would Be Provided To Serve The Proposed Dwelling The Site Is In A Residential Area On One Side of Station Road With Industrial Units Occupying The Opposite Side. The Site Lies In The Green Belt.

Development Size:

The Existing Bungalow Stands In A Site Of 1715m². The Site Area For The Proposed House Is 691m². This Means The Existing Bungalow Will Sit On A Site Area Of 1024m² The Proposed Development Would Provide A detached Dwelling With An Internal Ground Floor Living Area Of 68.4m². (Excluding The Integral garage)

The Proposed Dwelling Would Have A Sceened Wheelie Bin Storage Facility With Secure Cycle Lockers.

The Proposed Dwelling Would Have A Substantial Private Garden And Patio Area.

Scale:

The Height Of The Proposed House Will Not Exceed The Height Of The Existing Dormer Bungalow (Lansdowne)

Layout:

The Proposed Scheme Gives Both The Existing House And The Propoed Additional House Good Sized Private Gardens,

The Proposed Dwelling Would Provide Quality Family Accommodation With 2/3 Bedrooms And 1 Bathroom, A Good Sized Lounge, Modern Kitchen/Dining Facilities And A Good Sized Integral Garage.

Appearance:

The Development Style And Use Of Traditional Building Materials (Facing Bricks And Interlocking Clay Tiles) Is In Keeping With The Existing Surrounding Houses. All Materials Will Be Agreed With The Planning Officer Prior To Ordering.

Landscaping:

Paths And Patio Areas Will Have A Paved Finish With Sand Filled Joints Providing A Permeable Surface.

Rear Garden Areas A Mixture Of Grass And Paved Patio Area, Front Garden Area Would Have Paved Paths And Hardstanding Area With A Grassed Area.

Access:

The Existing Vehicular Access Point Would Be Retained To Serve The Existing House, A New Vehicular Access Point Would Be Provided To Serve The Proposed Dwelling,

Conclusion:

The Garden Area Serving The Existing House Is Large Compared With The Footprint Of The Dwelling. It Is The Perfect Opportunity To Provide A Family Good Quality Accommodation There Are A Variety Of Shops, Health Facilities And A Public House Within Walking Distance In Cheddleton Village There Are Several Walks And Open Spaces Nearby Providing The Oportunity For Outside Recreation. At The End Of Station Road Is The Main Bus Route Between Leek And The Potteries

The Principles For "Lifetime Homes" Standards Being Adapted For The Whole Life Situations,