OUTLINE PLANNING APPLICATION

Change of Use
Garden Land to Residential Development Land
at
land adjacent 4 Brookfield Close, Whiston, Staffordshire Moorlands
for
Mr. R and Mrs. N Green

DESIGN AND ACCESS STATEMENT

A. SITE ELEMENTS

The site is amenity garden currently used by and to the side of 4 Brookfield Close. There is currently a single vehicular access to the front of 4 Brookfield Close, with a long hedgerow frontage suitable for the provision of an additional vehicular access allowing for two individual accesses allocated to each portion of the site and be used exclusively for that access.

The site is shielded on all sides by existing mature trees and is also lowered from the surrounding areas due to natural falls/changes of level within the curtilage of the site.

B. DESIGN ELEMENTS

Brookfield Close is a popular area of Whiston with high demand for suitable homes. The application is for a domestic residence on an infill site that accords fully with the Staffordshire Moorlands District Council policy H1.

It is anticipated that the new dwelling will be built with facing brick and roof tile external materials in a high quality design to the Local Authority Planning Department approval.

C. LANDSCAPING

The new property will have a large amount of useable garden area all around it which will be grassed with planted borders. There will be a tarmacced driveway suitable for parking two vehicles, unless an integral garage is provided and in this instance the driveway will be suitable for parking one vehicle only. To the side of the property there will be a paved walkway, to the rear paved patio area, to suit reserved matters approval.

Secure fencing will be provided around the property so as to separate it from the existing house and it’s garden areas.

D. ACCESS

External access to the new dwelling will incorporate doors with minimum 800-mm clear distance between face of door and door frame with level access landing and max. 1 in 20 ramped approach.

All vehicular and pedestrian access will be from the new site road to the perimeter of the site and serving this property exclusively.

E. RESERVED MATTERS

Reserved matters for subsequent approval will be layout, scale, external appearance, means of access and landscaping to achieve Local Authority criteria and requirements.