

18th August 2025

Design & Access Statement for a detached 4 bed dwelling on land adjacent to 110 High Lane Lane, Brown Edge, ST6 8RU.

Use:

The site is 645m² in size and is located off High Lane, Brown Edge. The proposal is for a split level, 4-bedroom dwelling, complete with new driveway and turning area which will be accessed via a new vehicle access point off High Lane.

The application site is a disused portion of garden space within the curtilage of 110 High Lane which is laid to lawn and bordered by established hedgerow. 110 High Lane currently houses a modest four bedroom, two storey dwelling which is disproportionately sized in relation to its plot size. It is hoped that the new dwelling will sit comfortably within the natural street scene of High Lane and provide a modest dwelling which will become home to the applicants who have strong ties to the area.

Development Size:

The current application is a full plans application for a detached family home comprising of 4 bedrooms and a study which will help the new owner to work from home.

The proposed dwelling has a footprint area of 170m².

The overall footprint of the new dwelling is considered to be of a moderate size in comparison to the plot size along with surrounding properties and will sit comfortably within its surroundings.

Layout:

The new dwelling will be spread over three floors with garage and leisure areas at ground floor level, living accommodation at first floor level and bedrooms to the second floor. The dwelling is orientated as such that it follows the existing building line of High Lane. The layout is such that it will future proof the living arrangements of the family with the ground games room eventually being used as a bedroom should the occupants be unable to access the first floor level due to old age or illness.

Scale:

The scale of the dwelling provides ample living accommodation for future occupiers and sits well within the plot. The scale of the proposed dwelling has come about by the plot size & neighbouring properties as well as the topographical layout of the site which lends itself to a split level dwelling.

Appearance & landscaping:

The development style and use of traditional building materials is in keeping with the local area. All materials will be agreed by the planning officer prior to commencement. The dwelling will be built in brickwork closely matched to neighbouring properties with a feature entrance porch rendered, again to match surrounding properties.

The plot sits behind newly formed wall fronting the highway thus screening the dwelling from the roadside.

There will be a new driveway formed in a permeable material (to clients choice) complete with turning head within the new plot so that any vehicles entering the site can leave in a forward gear. Existing overgrown vegetation will be removed and a new vehicular access will be formed which will also provide a more improved visibility splay for both neighbouring properties.

The remaining site will remain laid to lawn as per dwg. 100-01

The dwelling will have solar panels and a vehicular charging point in order to minimise its carbon future by future occupants.

Access:

Access will be via the new vehicular access as per dwg:100-01 Existing & proposed site. This location has good visibility splays along High Lane and no new feature will be higher than 0.6m so as not to impede visibility. This new access and the works associated with it will improve visibility to the existing access points of the neighbouring properties.

Conclusion:

The proposal seeks to bring the plot back into use. The design and scale reflect the surrounding neighbouring properties. The proposed dwelling meets modern living standards and sits comfortably on the plot with minimal impact on the existing street scene. The applicant previously engaged in a pre-consultation meeting with the local authority and they agreed that a new dwelling would be looked upon favourably and that a split design would work in this location.