

Design, Access and Planning statement for paddock off Cheadle Road



Background

This application is outline permission only with all matters reserved.

However, the application would be for a 2 bedroom single storey dwelling for the applicant and this application is specifically for a self build dwelling.

The chosen site is a paddock off Cheadle Road. It was part of the Red Lion pub but has been largely unused as it is poorly related to the pub building and the pubs enclosed beer garden at the rear.

There is a footpath in the corner of the paddock connecting Cheadle Road with the canal towpath but this area (and the area around it) is not included in this application.

Design

The design of the building would be a reserved matter.

However, it would be for a single story home of circa 90sqm, with a pitched roof in keeping with buildings in the area.

Materials

The materials of the building would be a reserved matter.

However, the roof would be slate/tile and the walls would be a red brick chosen to match buildings in the area.

Access

Access would be a reserved matter.

However, access would be via the rear of the car park of the Red Lion pub. There would be no change to the existing access from Cheadle Road to the car park. A track would be formed from the end of the car park to the proposed dwelling. There is a 5 metre width gap to allow for this access track without impact to any trees. A gate would be added between the car park and track to ensure privacy. Given how the car park is currently laid out there would be no loss of car parking spaces in the car park and will therefore result in no impact to the continuation of the pub.



Photo showing access from car park on to small private road then on to Cheadle Road

Siting of bungalow within the plot

The proposed dwelling would be a reserved matter however it is proposed to locate it roughly in the centre of plot, orientated towards the car park and canal (so there are no windows pointing towards the other properties on Cheadle Road – though also noting these properties are circa 5 meters higher up the slope so even the top of the proposed roof is lower than their ground floor windows)

