

DBD Architectural Consultancy Ltd.

50 Broad Street, Leek,

Staffordshire ST13 5NS

01538 383118

mail@dbdconsultants.co.uk

www.dbdconsultants.co.uk

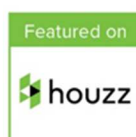
Design & Access Statement

**PLANNING APPLICATION FOR THE CONSTRUCTION OF A SINGLE NEW BUILD
DWELLING AND NEW HIGHWAY ACCESS IN THE GARDEN CURTILAGE OF 104
BASFORD BRIDGE LANE, CHEDDLETON, ST13 7EQ**



Photo courtesy of Google Maps

June 2026



Introduction/Context

This statement is produced to support an application for the construction of a single detached dwelling in the garden curtilage of 104 Basford Bridge Lane. The site is situated within the settlement boundary and is in a sustainable location to provide a much-needed home in the local area.

The site will be used for a self-build development, with the applicant being the daughter of the owners of 104 Basford Bridge Lane. A statement from the applicant, Nikki Brough, who will be the owner/occupier of the proposed dwelling is as follows; *"I confirm that the proposed dwelling has been carefully designed to meet my personal needs and requirements, as I intend to occupy the property upon completion. Careful consideration has also been given to the surrounding area and existing properties to ensure the design is sympathetic to, and in keeping with, the character of neighbouring dwellings."*

Proposal

The proposal is to construct a single new build dwelling in between 104 and 102 Basford Bridge Lane where there is adequate separation between the existing dwellings to infill between with a new dwelling. The proposed dwelling shall be a dormer style bungalow with a bedroom and bathroom in the roof void over the front portion of the building. The rear half will be single storey only, with a lean-to roof. Similar infill properties have been constructed elsewhere on the Lane.

Layout

The internal layout of the new dwelling provides an adequately sized two-bedroom dwelling with a ground floor bedroom and entrance hallway at the front and an open plan kitchen/living area at the rear. Upstairs is a second bedroom and bathroom.

The layout on site positions the new dwelling appropriately within the existing Street Scene. The building line has been matched for the position of the front wall of the proposed dwelling. The application site, and that on 104 Basford Bridge Lane are positioned on a lower ground level than 102 because of the sloping nature of the Lane. The design and positioning of the dwelling has been carefully selected to no cause any privacy concerns or overshadowing.

Use

The use of the new floor space is residential. It is being constructed within the garden curtilage of an existing dwelling.

The project is for a self-build dwelling where the applicant will occupy the dwelling once construction is complete.

Scale

The scale of the proposed development is in keeping within the site and surrounding dwellings. As demonstrated by supplied drawings, it is not overbearing on the existing adjacent property and does not cause any issues relating to privacy.



Appearance

The design proposal of the single dwelling fits in with the mixed development types on the Lane and provides a notably smaller and more confined dormer bungalow dwelling of a traditional design.

The partial brick and rendered finish to walls on 104 has been replicated on the proposed dwelling. Two dormers to the front and one to the rear, with the addition of a rooflight and solar panel provisions. Side facing windows serving the shower room and utility are obscure glazed.

Landscaping

Alterations to the landscaping shall include the excavation of banked earth in the North west corner of the site. This shall be reduced down at a level consistent with the current driveway access point to provide a level off-street parking area for the new dwelling. The stone boundary wall shall be retained and any new retaining structured installed behind this.

The finished floor level of the new dwelling shall match that of 104 Basford Bridge Lane and the rear garden shall maintain the existing sloping gradient down to the southern boundary of the application site. This area shall remain as a lawn, with domestic planting.



Existing boundary treatments to the North, West and South shall be retained, with a new 1.8m tall close board fence creating the new boundary between the proposed dwelling and 104. The height of the fence will fall consistently with the ground level as it declines towards the southern boundary.

Access

Access to the new dwelling shall be made from a new vehicular access point off Basford Bridge Lane. This shall be a 3m wide opening made into the existing stone boundary wall, with appropriate dropped kerbs etc, as supplied on detailed drawings. Visibility site lines and suitable separation from the existing adjacent entrance make the new access suitable for domestic use and pose no risks to highway users' safety.

Sustainability

A single Mode 3 compliant electric vehicle charging point shall be positioned on the external front/side elevation of the new dwelling, adjacent to the off-road parking area for the dwelling, as noted on the landscaping plan, to provide charging facilities for electric vehicles.

All areas, other than the footprint of the building will be permeable surfaces, with the driveway being permeable block paving and the rear garden remain as a lawn. Connections into the existing dwellings drainage system shall be made where applicable, however, sustainable drainage systems shall be determined for suitability.

Renewable energy source will be considered to power/heat the new dwelling in line with government guidance. Provision for solar panels on the south facing, rear plane of the main roof has been made.

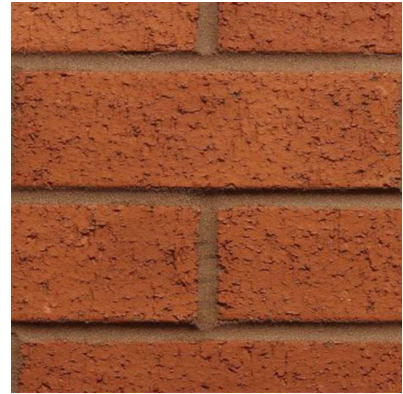
Recyclables and other waste will be collected in accordance with existing councils' weekly collections, covered in local council tax fees paid from the new dwelling.

To promote a net gain in biodiversity, an RSPB approved nesting bird box shall be fitted to the East and West facing gable end of the proposed development. The application is exempt from BNG metric uplifts, however, existing domestic planting will be replicated in the garden of the proposed dwelling, so there shall be no loss of habitat.

Materials

The materials selected for the construction of the proposed development have been done so to ensure the new dwelling compliments the surrounding area. A complimentary brick to match the adjacent dwelling has been selected for the lower portion of the walls and the upper walls will be finished in an off-white render. This palette of material matches the adjacent dwelling. Matching roof tiles have been specified, and anthracite framed uPVC windows and door units will be installed.

65mm Forterra Harthill Red Brick



Marley Modern Roof Tile smooth grey

