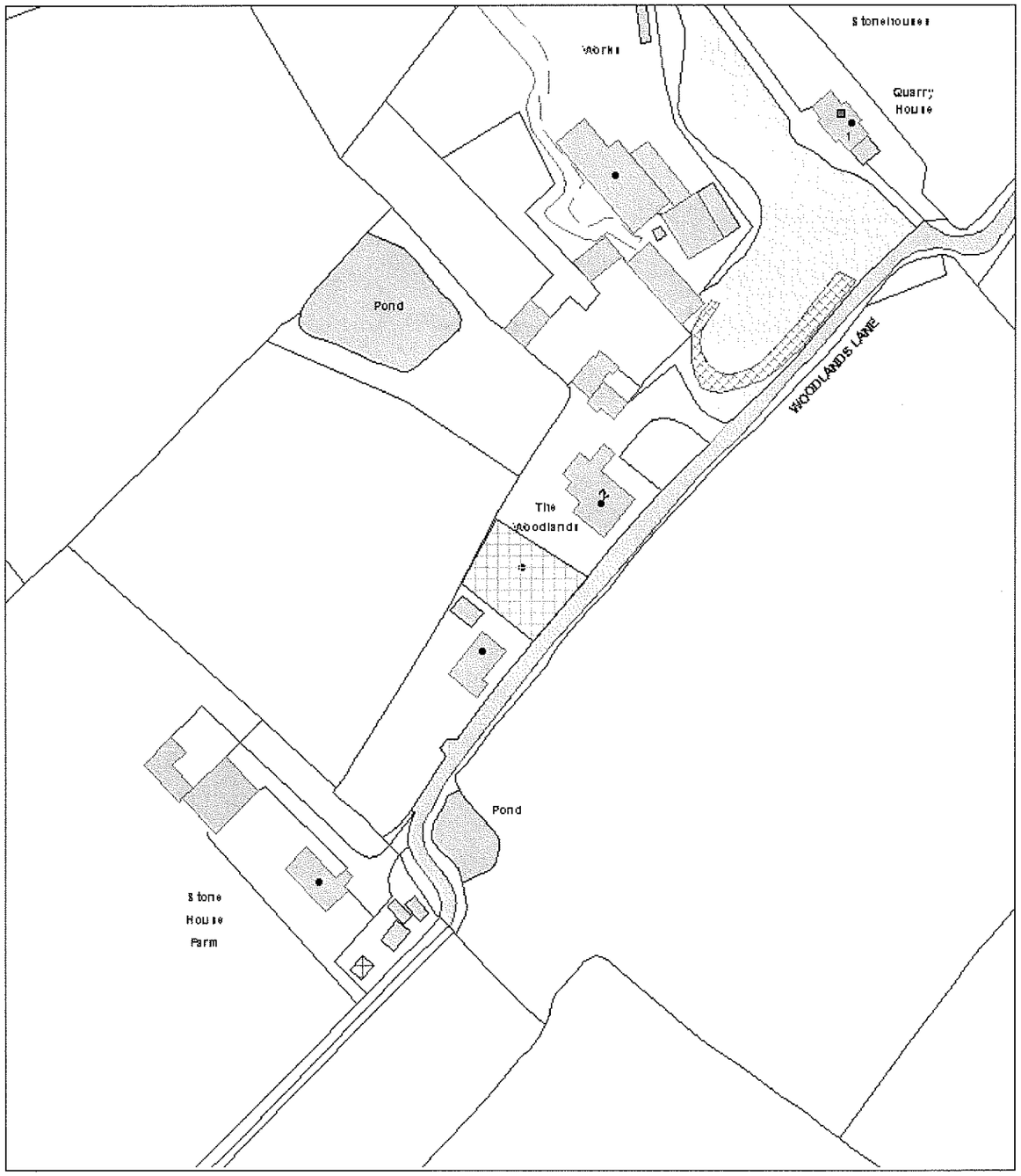
Reference:	08/00438/OUT Forsbrook



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Organisation	Not Set
Department	Not Set
Description	

DESIGN AND ACCESS STATEMENT

LAYOUT

The proposed development is located at Blythe Bridge adjacent to the Premium Employment Site as included in the adopted Local Plan and is a brown field site.
The relationship of the proposed 2, bedroom bungalow to the adjacent residential properties off Woodlands Lane, is that it rounds off the residential development and will form part of the residential development in this particular area.
It is considered that the proposed dwelling will be consistent with the character of the area with regards to the materials and design.
There are no neighbouring principal windows which will significantly be affected by the proposed development and therefore there will not be a significant impact on the amenity by loss of light or overlooking etc, and the character of the area will be retained.
The likelihood of the site affecting the Premium Employment Site is most unlikely and it is considered that the development of the site will not prevent the council's power of land assembly.

SCALE

The proposed modest single storey bungalow will have an o/a floor area of approx 79 square metres and a maximum height to the top of the ridge from finished ground level of approx 6.200 metres.
The topography of the land in this area falls from North to South.

APPEARANCE

The proposed building with its pitched roof will give a pleasing visual impression and not be intrusive into the landscape, and the design of the doors and windows inclusive of facing brickwork and other materials will chosen so as to be in-keeping with the character of the area and adjacent residential properties.
The site is well screened.

ACCESS

The site access at the junction with Uttoxeter Road is considered to be more than adequate for access and egress to the private road known as Woodlands Lane, the carriageway of Uttoxeter Road being of adequate width to accommodate the proposed development without endangering other highway users. The above access being within the jurisdiction of the Staffordshire County Council Highway Authority.
The visibility from the existing access is more than adequate to cater for the proposed and existing development with regards to the numbers of vehicles, cycles and pedestrians etc, which will use this facility relevant to highway safety and there has been no recorded accidents in recent times at or near this location bearing in mind that the existing dwellings located of Woodlands Lane have had vehicles operating to and from their properties for a significant period of time.
The existing access is surfaced mainly in a bound material up to the highway boundary.
The private road (Woodlands Lane) is adequate to cater for the existing properties and the proposed development without endangering other users.
There is sufficient width and passing places to accommodate a further modest development.

It is proposed that the surface to the parking and turning areas to the proposed development will be block paved or surfaced in other approved materials, the minimum width of the access to the site will be 3.500 metres.
The accessibility to and within the site for vehicles, cycles and pedestrians is consistent with the surrounding accesses and circulation routes and is compatible with the surrounding access network.
There is adequate access for emergency services and there is convenient egress from the building in case of fire or other emergency.
There are adequate facilities incorporated into the layout design to cater for the parking and turning of vehicles for the occupants and visitors.
There will be garage located on the site of approx size 6.000 x 3.500 metres all as indicated on the Site Plan No.2.
Currently the government are seeking greater flexibility in the application of parking standards.
The occupants of the proposed dwelling and visitors will have equal and convenient access to the various buildings and spaces around them.

LANDSCAPING

There are existing hawthorn/holly hedges and conifers surrounding the site and additional landscape works will be incorporated into the proposed development. It is considered that the existing and proposed landscape works, will enhance the character of the area and protect the sites amenity through the hard and soft measures proposed.
Wildlife interests will be maintained by the retention of all the existing boundary hedges etc.

DESIGN

The proposal is for a 2, bedroom bungalow and detached garage.
As indicated in Layout above, it is considered that the design of the proposed buildings will be compatible with other types of buildings in the area and will be constructed of traditional materials, the proposal will also enhance the area.
The buildings will be designed so as to enhance the landscape and to respect the character of the area.
Considerations will be given to the varying types of windows, doors and materials in the area and designed accordingly.
There are no neighbouring principle windows which will be significantly affected by the proposed development.
Whilst design is a subjective matter, the site proposal will be considered and designed to meet the needs of the future owner/s, the proposal making the most efficient use of the land and will provide for separate living accommodation for the future occupant/s.
The proposed building to form a 2, bedroom bungalow is considered to be the most appropriate and feasible for this particular site.
The proposed development will not have a detrimental effect on the surrounding area but will enhance this particular area.

There are existing services available and the proposed foul drainage will connect to a new septic tank/treatment plant designed to BS 6297 : 1983 or other approved.
The storm/ roof water system will be connected to soakaways located a minimum of 5.500 metres away from any structure and designed to BS8301:1985 (Section 8.4)
Allowance will have to be made for access for the disabled.

PETER GALLIMORE F.F.B.,M.I.Const.M.

DISTRICT STAFFORDSHIRE MOORLANDS

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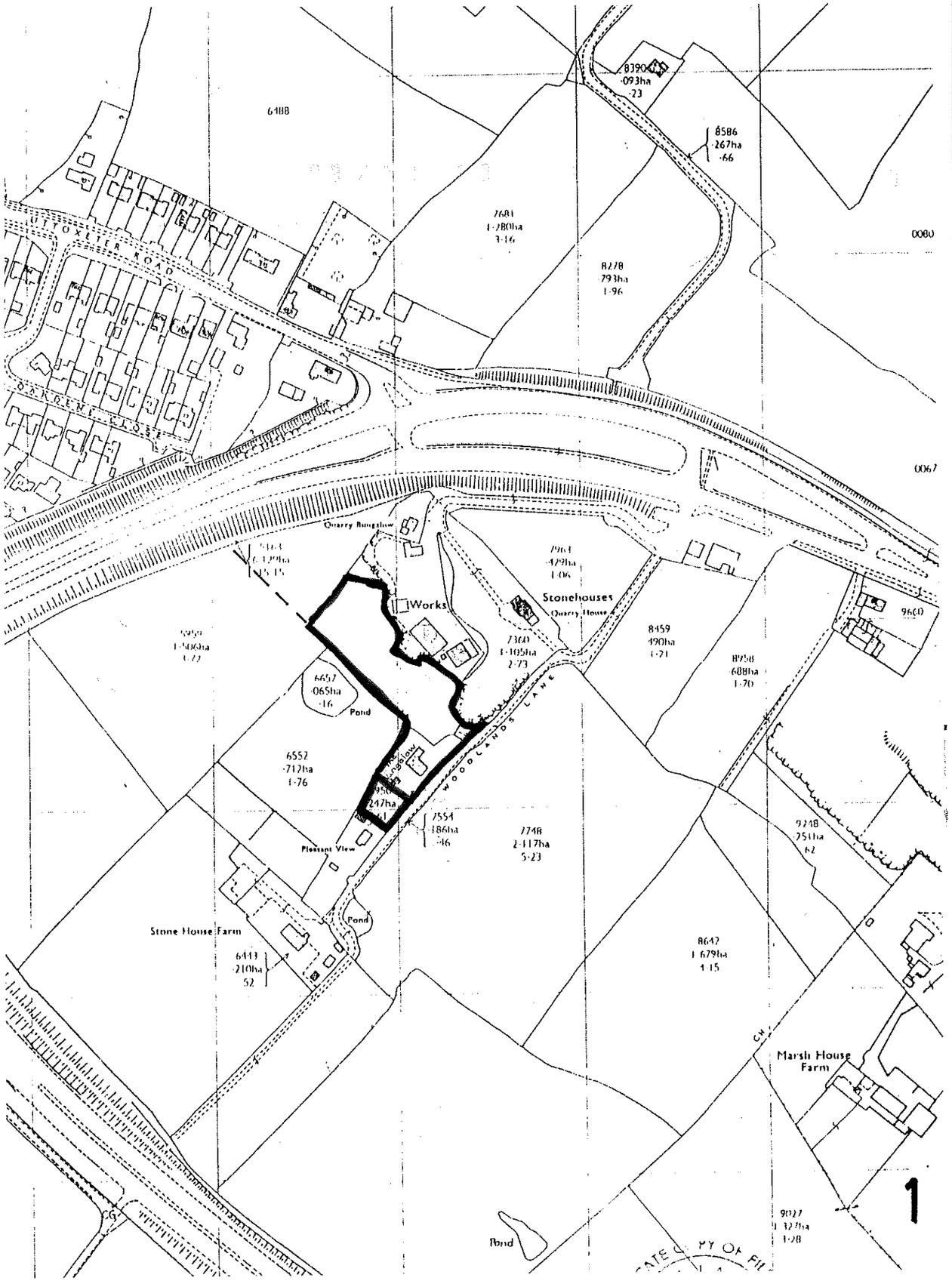

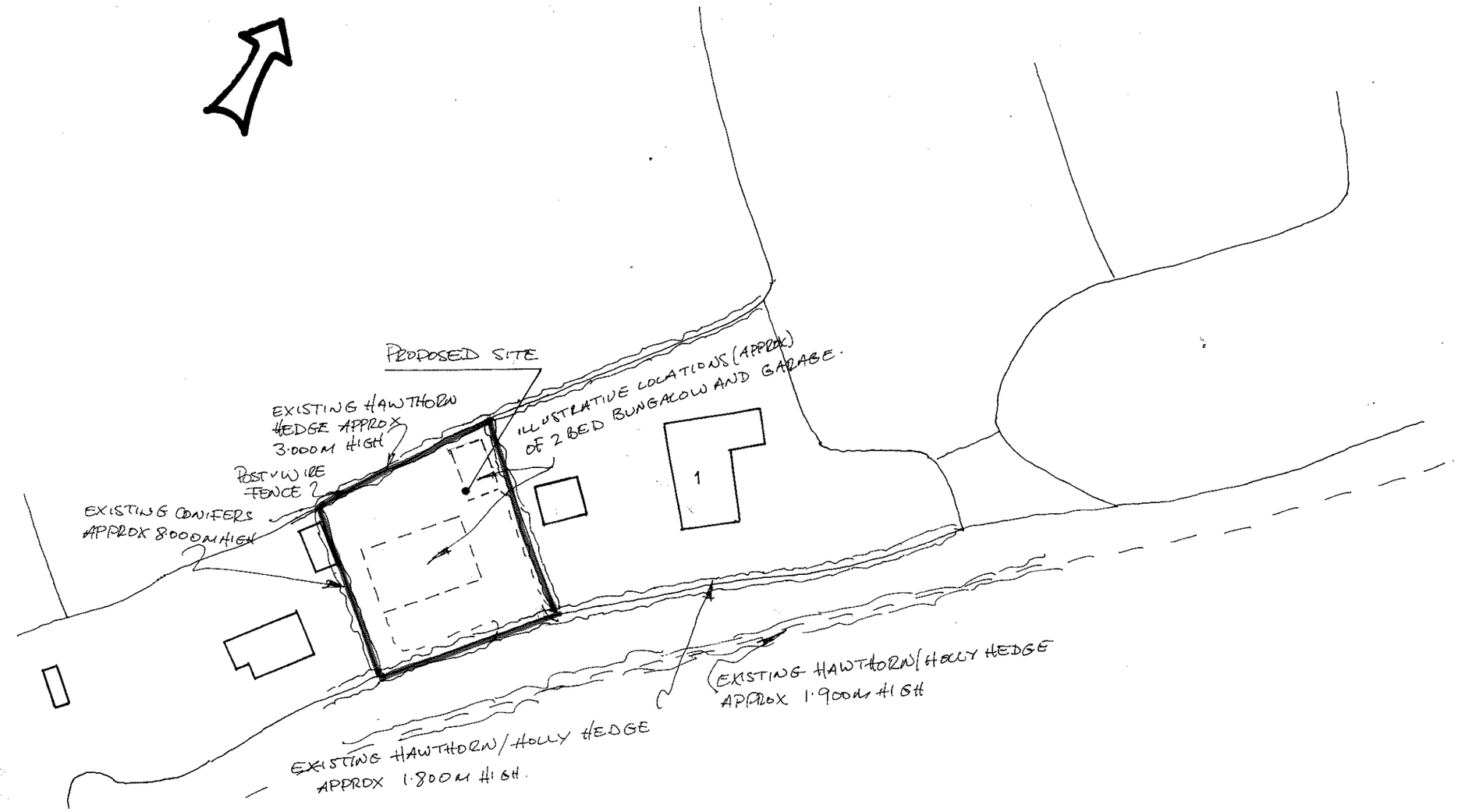

SITE PLAN

SCALE 1·500

2

20-02-2008