

Design and Access Statement

Proposal for Replacement Garage and Laundry
Address: 3 Furnace Court, Cleator Moor, CA25 5BX
Planning Portal Reference: PP-14171356
Application Reference: TA/2025/388
Applicant: Jonathan Anson

1. Introduction

This Design and Access Statement supports the **full planning application** (ref. TA/2025/388) for the replacement of existing outbuildings at 3 Furnace Court, Cleator Moor. The proposal seeks to demolish the current structures and replace them with a single-storey garage and laundry, alongside improved on-site parking facilities. The development will enhance the functionality of the property while reducing the visual impact of the existing buildings.

2. Use

The proposed building will serve as private domestic storage and vehicle parking. It will remain ancillary to the main dwelling and will not be used for commercial purposes or as an independent residential unit.

3. Amount

The development consists of:

- Existing built footprint: approx. 52m²
- Proposed garage/laundry footprint: approx. 43m²
- Additional hardstanding for parking: approx. 40m²

The reduction in built footprint and addition of hardstanding will provide more efficient use of the site, particularly by improving off-street parking provision.

4. Layout

The new garage and laundry will occupy the same footprint as the existing structures, approximately 5 metres from the main dwelling. The building will remain aligned with the boundary adjoining 4 Furnace Court, ensuring continuity of the established layout. There is no encroachment beyond current boundaries.

5. Scale

The proposed building is of a modest domestic scale, and overall height will be reduced compared to the existing structure:

- Existing eaves height: 2.54m → Proposed eaves height: 2.22m
- Existing ridge height: 4.00m → Proposed ridge height: 3.00m

Although the proposal slightly exceeds the 2.5m permitted development height within 2m of a boundary, the reduced height relative to the existing building represents a clear improvement in terms of massing and visual impact.

6. Appearance

The proposed materials have been carefully selected to complement the main dwelling and respect the character of the wider area:

- Walls: White rendered finish to match the main dwelling
- Roof: Dual low-pitch roof with anthracite grey insulated metal sheeting
- Garage door: Anthracite grey up-and-over double door
- External doors/windows: Anthracite UPVC, double-glazed
- Rainwater goods: Anthracite grey UPVC fascias, soffits, guttering, and downpipes

These choices ensure a coherent and sympathetic appearance, enhancing the setting without detracting from neighbouring properties.

7. Access

Vehicular and pedestrian access from the public highway will remain unchanged. The proposed parking layout provides safer, more convenient off-street parking and turning, reducing reliance on on-street parking and improving overall highway safety.

8. Landscaping

A 3-metre-wide hardstanding strip will be provided along the rear elevation to facilitate access for maintenance and to protect the structure. The proposal does not affect any existing trees, shrubs, or natural features.

9. Planning Policy Context

The scheme is consistent with the National Planning Policy Framework (NPPF) and the Cumberland Local Plan. It supports the objectives of sustainable development, good design, and the safeguarding of residential amenity.

10. Conclusion

This application proposes a modest, like-for-like replacement of an existing domestic garage and laundry, together with enhanced parking provision. The development reduces the overall scale and height of built form, employs sympathetic materials, and respects the character of the surrounding area. It is fully in line with both national and local planning policies and will have no adverse impact on neighbouring properties.