

## **Design and Access Statement**

**Site:** 55 Gosforth Road, Seascale

**Proposal:** Renewal of lapsed permission for detached 4 Bed Dwelling.

### **INTRODUCTION**

1. This application is a resubmission of approval 4/23/2014/OF1 which is due to lapse (14<sup>th</sup> March 2026)
2. No alterations to the previous approval are proposed.

### **DESIGN**

#### **1. Background**

- a. The chosen site is within the boundary of the village and maintains all existing building lines.
- b. Access to the site is via Whole House Road.
- c. The proposed site is sufficiently to allow a detached dwelling to be erected and afford sufficient external space for amenity and car parking.

#### **2. The Proposal**

- a. The proposal is for a 2 storey detached 4 bed house with in-curtilage parking.
- b. The design is derived from the surrounding houses and the practical need to keep the build cost within reasonable limits.
- c. The proposal is as previously submitted and approved. No changes.

#### **3. Layout**

- a. The building and site is laid out to make best use of the site and is positioned to follow existing buildings lines.

#### **4. Scale**

- a. The scale of the proposal is within keeping of the surrounding buildings and of comparable height.

#### **5. Landscaping**

- a. The existing privet hedge is to be retained for privacy purposes.

#### **6. Appearance**

- a. The visual appearance of the proposal is that of a traditional contemporary house.

### **ACCESS**

#### **1. General**

- a. The sitting of the proposal is with in all existing bus routes and will not be any more disadvantaged than most of the existing dwellings in the village.

#### **2. Access to site**

- a. As existing. No change.

Darren Ward  
January 2026  
Red Raven Design Ltd.