

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 4/23/2014/0F1 which is due to lapse (14th 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.