

Appeal Statement

We feel that the planning decision is incorrect for many reasons outlined with the design & access statement,

- Our proposal received no objections.
- Makes great use of brownfield land.
- Meets the needs of the local plan & NPPF.
- Bungalows / homes for life designs are in shortage.
- No flood risk attached to the plot.
- No physical/technical reason why the dwelling can't be built.
- The plot is suitably sized to receive a bungalow in line with the planning guidance, <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard/technical-housing-standards-nationally-described-space-standard>
- We feel the proposal is well sited within the cluster and to the made Cleator (pavements, roads, etc)
- Albeit the Gerry (Owner) jumped the gun by clearing the site, its well evidenced and documented domestic use existing within the former lodge recently removed from site, so the domestic precedence on this site has been set and established for well over 10 years.
- The existing properties are far too big for the reduced size family (kids left) and they want to remain in the family setting (born and raised at the property)

I hope this brief description backed with the plans, design and access statement, details of the already approved recently approved dwelling on the site, assists in overturning the decision and allows us to continue with the application and the removal of the reserved matters.

Kind regards

Daniel Sowerby