

Design and Access Statement

Job No 1293

TA/2021/257 - LAND ADJACENT TO TANGLIN, JACKTREES ROAD, CLEATOR
MOOR



20 March 2021

Design Statement

This planning application is for an outline consent for the development of a former brownfield site siting to the South of Tanglin on Jacktrees Road, Cleator Moor. The proposal is for the erection of three detached properties.

The site has been subject to previous outline consents for redevelopment into residential use and this application seeks only to renew these expired consent.

The details proposed remain identical in all aspects and the planning policies applicable to previous consents remain relevant to this scheme.

The application site sits close to the centre of Cleator Moor and it adjacent to an existing dwelling, known as Tanglin which is subject to a current renovation project to allow it to become habitable.

The site is scrubland having previously housed garaging, although this use has long expired and the land remains undeveloped.

To the East of the site is a shelter accommodation building and to the West open amenity ground. In close proximity is a newer smaller development of detached houses.

Due to the location of the plots adjacent to Tanglin (a residential property) other planning uses such as commercial etc are not appropriate and therefore a residential use is most appropriate.

Cleator Moor is known as an area of mining, many of these mines were recorded but there is also potential for unrecorded mine workings to existing in proximity to the site. Although specific site investigations have not been undertaken at the time of this planning submission, knowledge of developments site at the Flish and Church Crescent, Cleator have given the agent confidence that the sites are developable. In addition houses have been erected to the South West of the site within the past decade.

Conclusion :

The land currently offers no benefit to the neighbourhood. A positive proposal to redevelop the site will be of local benefit and enhance the immediate locality.

Residential development is supported by Planning Policy and a rounding off of this vacant land will offer significant enhancement.

Whilst the details of the properties is reserved it is proposed that these would be a maximum of two storey to avoid over dominance of the existing property Tanglin directly to the North.