

PROPOSED DETACHED DWELLING AND GARAGE ON PLOT 1 LAND TO REAR OF RUSPER DRIVE MOOR ROW

DESIGN AND ACCESS STATEMENT

Design Statement

AMOUNT OF DEVELOPMENT

A single detached dormer style dwelling is proposed. The site has an outline approval granted in 2016 (ref 4/16/2206/001), and the details submitted are in line with the outline approval.

The proposed therefore accords with the planning policy and adjacent existing development.

LAYOUT

The plot forms part of an overall estate layout of detached dwellings on land to the rear of Rusper Drive in Moor Row.

The proposed detached dwelling will relate to its neighbours as all plots as approved are for detached dwellings.

The proposed will also relate to open space features on the site and will integrate in to the wider landscape context.

SCALE

The scale of the proposed dwelling will not dominate its neighbours and is of a dormer type dwelling (1.5 storey height).I consider that this type of design can be justified on the estate which contains detached dwellings of varying designs and sizes.

LANDSCAPING

Hard landscaping is planned for the front of the dwelling for car parking but private open space to the rear will be landscaped for the use by the residents of the dwelling.

APPEARANCE

The materials proposed will be matching generally those already use on existing dwellings on the estate development. UPVC windows render and facing bricks and grey flat tiles are proposed, The design, we consider will respect its context and will not be a stock design slotted in.

Access Statement

VEHICULAR AND TRANSPORT LINKS

The site is a few miles from both the towns of Egremont. Public Transport links are good to both towns.

Access routes for emergency vehicles are easy via the estate road to the front of Plot 1 and the proposed dwelling.

INCLUSIVE ACCESS

The dwelling will comply with Part M of the Building Regulations (Disabled Access requirements). All people regardless of age disability or social grouping will be able to move to and through the building.

RL

16/3/21