

**Proposed 4 bedroomed Detached Dwelling with study and games room in loft  
and integral garage Plot 4, 4 Bonny Meadows Moresby Parks Whitehaven  
Cumbria CA28 8DN**

**Design and Access Statement**



**4 Bonny Meadows Moresby Parks Whitehaven**

**Description.**

This document is designed to explain the applicant's proposals in the context of the existing site planning approval and conditions. The planning advice received from Copeland Borough Council Planning confirms the main site developer will determine the site wide planning conditions. The application will be a for full planning approval for an individual house type design on Plot 4 Bonny Meadows. The design proposals have been prepared taking into account the applicant's aspirations and with reference to the site developer's (Raemore Development Limited) design code and the approved site plan and the approved site parameters plan.

We understand that Raemore Development Limited reserve the right to approve the designs, to preserve the integrity of the site development.

The proposals are for one, 4 bedroomed dwelling with a garage, on a linear plot.

The proposal also include for loft space for an office and a games room

### **Layout.**

Generally the layout follows the siting parameters of the design code. The plot ratio is within those laid out in the code. The site is a linear plot backing onto the school playing field with the estate road to the front of the dwelling. The site is bounded by the road two adjacent plots and the school field. Fences to the two adjacent plots will be as described in the Design Brief with laurel hedges beyond the front elevation of the proposed dwelling.

The whole dwelling and garage footprint is designed to be a minimum of 6 metres from the carriageway edge, to provide a minimum window to window distance between plot 4 and plot 18 at first floor of 21.4 Metres and 22.4 metres at ground floor level and first floor retaining the minimum privacy distance of 21 metres generally accepted as the guideline for privacy between dwellings, apparently since the Edwardian era!

This also allows for parking for 3 cars in on the drive plus a garage in the front of the house.

### **Scale.**

The height, scale and length of the building are within the parameters of the design code and it is expected that the adjacent dwellings will also follow the design code, ensuring street scene consistency.

### **Landscaping.**

The rear garden will have a sun terrace (shown on the plan) and will be a domestic garden. The front garden will be surfaced with grass (probably turfed for a fast permanent solution.) The hedges will comply with the design code guidance. The sides of the dwelling will be paved access only.

Specimen trees and shrubs may be planted to protect privacy and enhance the views from the new dwelling. Any tree planting will be carried out with due respect to neighbouring properties, to ensure no loss of amenity.

### **Appearance.**

**The building will respect and include all the design features previously approved at reserved matters for plot 1,6,14,15, and 16 for Raemore developments.**

Roof- Slate grey (Welsh or Spanish)

Walls – Facing brick, soldier course and artstone cills and heads.

Doors – Feature colour to be approved

Windows – Powder coated aluminium (grey), double glazed.

The design respects the design code and will enhance the wishes of the developer, whilst meeting the applicant's own aesthetic and material preferences.

**Access.**

The plot is within the previously approved access arrangements for the whole site. The applicant wishes to have a large single garage with parking for three cars on the drive. The drive will be paviors as described in the Design Code. The drive will fall away from the road and a channel drain will be provided across the front of the garage