

Erection of Dwelling on land North of Belvedere, Wath Brow, Cleator Moor, CA23 3AE.

Design & Access Statement

SITE:

The site is to the North of Belvedere, Wath Brow, Cleator Moor. Part of the site has Outline Planning Permission ref 4/21/2202/001 dated 30/09/2021, and Full Planning Permission ref 4/22/2078/0F1. This application is a revision of the Full Planning Permission ref 4/22/2078/0F1, where the site location (Red line boundary) has been revised. The site boundary has been revised to provide an increased width access to the adjoining field.

USE:

The existing site is currently agricultural and residential curtilage land and the application is for a detached dwelling with detached double garage.

LAYOUT:

DRG. NO. 2034.005J shows the proposed layout of the site, providing on site parking and amenity areas.

SCALE:

The appearance is of 2 storey and will not overbear the neighbouring properties. The proposal includes accommodation at second floor level with the loft area.

APPEARANCE :

The dwelling will be three storey, of conventional design, using traditional materials, having a natural slate covered roof, part stone facing and render facing walls, and grey pvcu framed doors and windows.

LANDSCAPING :

The drive/parking/turning area will be surfaced with permeable pavers, with remaining paths/patio being of flagstones. The boundary to the rear and sides will be formed with a new stock proof fence. The boundary to the front of the property will be formed as a low facing stonework wall.

ACCESS:

The site entrance will be shared with the existing site entrance to existing dwelling "Belvedere". This access will be altered to comply with the requirements set out in Tetra Tech report Ref 784-B030858 dated 29/07/2021 (submitted with application ref 4/21/2202/001 dated 30/09/2021) and as indicated on drawing 2034.005J.

This will ensure that vehicles entering or exiting the site can do so safely in a forward gear without the restriction of opening/closing gates.

There will be parking provision within the curtilage of the site for a minimum of 3 vehicles, which will be able to manoeuvre within the curtilage and leave the site in a forward gear.

Access into and within the dwelling will comply with Part M of the Building Regulations.

FLOOD RISK:

The site is in an area that the Environment Agency Flood Map for Planning has noted as Flood Zone 1, and as such has a low probability of flooding. The adjacent land to the South and East is in a Flood Zone 2 & 3, but neither the access nor the site of the new dwelling is.