

Single dwelling including approval of access, Meadowfield Lodge, Little Mill, Egremont, Cumbria CA22 2NN.

Reserved matters application details, Outline Planning Application

ref 4/19/2420/001

Design and Access Statement

This design and access statement has been prepared to describe the reserved matters detailed designs and address some of the conditions reserved in the outline consent dated 8th April 2020.

Description.

The proposal is for a four bedroomed, detached dwelling with an attached garage. The building will be constructed with traditional materials and finished in materials which can be found on buildings in the surrounding area.

The applicants wish to resolve the following conditions reserved in outline.

1. Layout, scale and appearance.

The layout is shown on the block plan. The building is of a matching scale and appearance to other dwellings in the vicinity.

2. Detailed plans.

Detailed plans are submitted as requested, showing the site location, the building's relationship to existing buildings, the block plan, detailed floor plans and elevations and proposed drainage disposal.

3. Plans.

The plans are co-ordinated with the original plans, planning statement and construction method statement.

4.

The plans comply with the outline requirement for one dwelling only on the site.

5. See above.

6. Surface water disposal.

All new hard landscaping will be self draining, using permeable metaling or paving to drives and terraces. The roof rainwater will disperse to ground infiltration soakaway. A percolation test will be carried out to determine the ground

conditions. Where the ground is unsuitable to accept water retention, the drains will discharge directly to the un-named open ditch, running adjacent to the site's north boundary and leading to the river Ehen.

7.

Full details of the foul and surface water drainage will be issued to the local planning authority.

8. Archaeological work.

The applicant will carefully remove existing buildings on the site and produce digital photographic records to be presented to the local authority. Where any remains of archaeological interest are unearthed, these will be reported to the local authority and a programme of preservation, examination and recording will be agreed.

The applicants will show due diligence in all ground works, to ensure that no assets belonging to any service provider are knowingly or unknowingly damaged or removed.

9. Access.

Access will be via the existing lane, made up as outlined in the planning statement. Access within the building will comply with the requirements of the Building Regulations Part M.