

**Design and Access Statement**  
**Residential Development**  
**EGREMONT ROAD HENSINGHAM WHITEHAVEN CUMBRA CA28 8NH**  
**FOR LISA TAYLOR**

**Planning Proposal:**

Outline planning application for proposal to redevelop a vacant residential site with two detached houses.

**Description:**

The original site was terraced housing which was demolished some time ago and the site has been vacant since that time. The site is on a main access road close to the junction with the main trunk road leading south to Egremont and North to the centre of Whitehaven. The site is adjacent to a vacant disused public house, The Distressed Sailor. It is understood that this commercial use has been discontinued and the property will be redeveloped as a residential or other commercial activity. To the south of the site is a residential bungalow, Myrtle Bank. Apart from the former public house the site is in a mainly residential area.

**Site Description.**

The site is approximately 780 sq metres in area. It is adjacent to the main public road and backs onto the residences at Suffork Close Hensingham. The site slopes down to the road and is at present fenced off from the public footpath. All mains service are available from the service supplies in the main road adjacent to the site.

**Access (residential)**

It is anticipated that the Highway Authority will require suitable parking on site for the appropriate number of vehicles associated with the form of development.

While the application is in outline it is anticipated that two four bedroomed houses could be accommodated, and the parking and garaging illustrated on the indicative site sketch plans shows that the site can accommodate the expected use and that provision has been made for suitable 4.5 M deep 45 degree access visibility splays and on site turning to ensure vehicle can egress the site in a forward gear.

**Scale and appearance.**

The indicative sketch plans show that the anticipated scale of the proposals is proportional at this outline stage. Appearance will be reserved for consideration at the detail design stage.

**Landscaping.**

The landscaping will consist mainly of private domestic garden spaces. The frontage to the site will be considered fully at detailed design stage to coordinate with the final building designs and to meet the design criteria of any conditions imposed by the planning authority should they determine in favour of the development.

**Impact**

The development will have little or no impact on the surrounding area. The indicative site sketch plans are designed to show that there will be no issues with privacy or overlooking.

Any increase in road traffic can be mitigated by the loss of commercial activity on the adjacent public house site where the amount of traffic generated will now be significantly reduced.

The development will have little environmental impact as all services are already available and there will be no major infrastructure at environmental cost.

There are suitable schools, and social services within walking distances and the development is on bus routes to all the major town centres.

## **Conclusions**

This scheme has been designed to bring the vacant building plot into use by making it a commercially viable development project. The applicant seeks by changing the use of the property to be able to meet an ongoing need for residential property in the town centres in line with Central and Local Government policies.

The proposals are recommended to Copeland Borough Council as a positive way to meet their housing supply criteria with no impact on the countryside and no major infrastructure as the site has all services and roads to hand. This makes the proposal extremely environmentally sustainable.