

DESIGN AND ACCESS STATEMENT

MR NIGEL KAY

5th RESERVED MATTERS RELATIVE TO OUTLINE CONSENT FOR RESIDENTIAL DEVELOPMENT, LAND TO REAR OF ENNERDALE VIEW, CLEATOR MOOR

DOC. REF: 15/11/869 – DAS/5

PROCESS / USE

The application seeks 5th Reserved Matters approval for 23 dwellings relative to the Outline Planning Permission (OPP) for residential development. The OPP was granted on 02/03/2018 under planning ref: 4/16/2315/001.

The relevant infrastructure associated with the phase 5 development has already been considered and approved as part of a Compliance with Conditions application. Conditions 5 and 9 of the OPP were discharged by letter on 31/10/2018. This includes the associated road layout and foul sewer drainage.

The surface water drainage is being discharged on a phase by phase basis and is the subject of a separate Compliance with Conditions application (conditions 10 and 14 of the OPP apply).

Policy considerations.

In granting outline approval, the LPA have accepted the principle of residential development on this site and as such it is considered unnecessary to address planning policy in this respect.

AMOUNT

There are 23 dwellings in total. All dwelling types have been designed specifically for the development and reflect current market demand. The dwellings can be more specifically described as follows;

Plots 31/31a, 32/33, 34/34a, 37/37a, 41/42, 43/44 and 47/48 - The Ennerdale. A 3/4-bedroom semi-detached dwelling with in-curtilage parking. The design incorporates rooms in the roof space at second floor level.

Plots 35 & 36 The Buttermere. A 4-bedroom detached dwelling over two storeys with integral single garage.

- Plot 46 The Bassenthwaite. A 3-bedroom detached dwelling with integral single garage. The design incorporates rooms in the roof space at first floor level.
- Plots 38, 39 & 40 - The Wastwater. A 4-bedroom detached dwelling with integral garage. The design incorporates rooms in the roof space at second floor level.
- Plots 29 & 30 The Crummock. A 6-bedroom executive detached dwelling with integral garage. The design incorporates rooms in the roof space at second floor level.
- Plot 45 The Windermere. A 2-bedroom detached dwelling with detached single garage. The design incorporates rooms in the roof space at first floor level.

The G.I.A.'s for each dwelling type are indicated on the relevant drawings.

LAYOUT

As stated above, this is the 5th Reserved Matters application for 23 dwellings. The plots are as numbered above. This phase is a natural extension of phase 1, phase 2, phase 3 and phase 4.

Refer to comments under '*Process/use*' heading relative to infrastructure.

SCALE

Scale and massing of the proposed dwellings are a mix of single and two storeys in appearance, with all types except the Buttermere adopting the room in the roof approach.

LANDSCAPING

The garden areas will be laid to grass and the gardens will be soft landscaped by the eventual occupiers. Other than this, it is considered the proposal does not warrant a site-specific soft landscaping scheme.

Although previously approved, the main artery road will be finished in tarmacadam. Private drives will be finished in brick paviers.

All surface and boundary treatments are indicated on the previously approved External Material Schedule, ref: 15/11/869 – EM, included with this application.

APPEARANCE

The appearance of each dwelling accords with the local vernacular. Externally the dwellings will be finished with facing brick walls with stone features under smooth dark grey concrete tiled roofs. Windows and doors will be Anthracite Grey uPVC.

It should be noted that four different facing brick types have been submitted for approval.

External finishes are indicated on the previously approved External Material Schedule, ref: 15/11/869 – EM, included with this application.

ACCESS

The full details of the proposed access arrangement onto Birks Road were approved as part of the OPP.

Refer to comments under '*Process/ use*' heading relative to infrastructure.

As with phase 1, phase 2, phase 3 and phase 4, all main access routes through the site will be constructed to adoptable standards however the applicant/ developer will not be offering the road for adoption. This also applies to the mains FS and SW drainage systems and any communal landscaped areas. Essentially the development will remain private and be transferred to a Management Company to secure regular maintenance in perpetuity. Maintenance details of these private installations has been approved as part of the Compliance with Conditions application covering condition 15 of the OPP.

Each dwelling has been provided with adequate parking comprising an adequate provision of off-road parking spaces.

Alpha Design
11/07/2020