

Ref: Erect dormer Bungalow,  
provide off road parking &  
rainwater harvesting tank.  
Rear Holbarn Hill  
Millom

'Rockland'  
Lady Hall  
Millom  
Cumbria LA18 5HR

21/02/2022

### Design & Access Statement

The application relates to "Reserved matters", following Outline planning permission, ref 4/21/2470/001, 20/12/2021

The proposed dwelling is a Dormer bungalow, to comply with conditions 6 & 7 of outline approval. As mentioned in the original Design & Access statement a bungalow requires a larger footprint to that shown on the original site/block plan. To enable dormer rooms to be installed a minimum width of 8.0 m, & a roof pitch of 40° is required. The resulting footprint is an 'L' shape, each 8.0 wide & the two longer sides being 10.5 & 13.6 m. The common ridge height is 6.1 m.

There are no windows in the east elevation so there is no overlooking either way with the opposite semi-detached 3 storey house "Harroth Hill" situated approx 14 m away. (As a comparison, each semi is 8.3 x 9.4 m)

It is proposed the roof be natural grey slate, the external wall finish be white 'K-Rend' with slatestone quoins, & all the windows & doors (upvc) & Bifold door set (Aluminium) be anthracite grey finish.

Boundary treatment is to be concrete post & panel, with timber lattice top section to the north & west, whilst the short section to the east is to be blockwork, finished with 'K-Rend', 1.8 m & 0.9 m high respectively.

Due to the confines of the site, it is not practical to use soakaways (first choice) for the dispersal of rainwater, as they have to be min 5 m away from buildings & roads, & 2.5 m away from boundaries.

It is therefore proposed to install a rainwater harvesting tank, underground, in the N.W corner, which will supply all the wc's & outside taps. Any overflow would enter the foul drain on site.

Parking for up to 4 vehicles is provided, with the surface being free draining. All rain/surface water details are listed on sheet 1 of the accompanying plans. There are no surface water sewers in this area, only 'combined sewer', but the harvesting system etc should keep rainwater entering down to a minimum. (Conditions 4, 5 & 8)

As the adjacent access road is "unadopted" & traffic speeds are low, we propose an open fronted access to the site, to permit the parking of 4 vehicles. All the remaining areas are to be lawns, approx 115 m<sup>2</sup>. Access to the site is off Holbarn Hill between NO 176 & 178 & which leads to Cleator St.