

DESIGN AND ACCESS STATEMENT

I & B BUILDERS LTD.

**LAND ADJACENT TO BLUEBELL HOUSE,
ARLECDON ROAD,
ARLECDON**

DOC. REF: 21/09/1005 – DAS

PROCESS / USE

The application seeks Full planning permission for a detached dormer bungalow with integral garage on a residential building plot adjacent to Bluebell House, Arlecdon Road, Arlecdon.

The site benefits from a valid reserved matters consent ref: 4/21/2283/OR1 approved on 08/09/2021.

A new Full application is necessary because of discrepancies which have come to light in the boundary alignment when comparing the approved site plan to the topographical survey which has now been undertaken. The discrepancies were such that whilst the approved dwelling type would still fit on site, it was evident that the result was a development that would be cramped on the available land and that a new dwelling design was required.

Brief pre-application discussions have been undertaken with Nick Hayhurst.

AMOUNT

The proposed dwelling is a 4-bed detached dormer bungalow with integral garage. The G.I.A of the dwelling is 191.70m².

The integral garage has a G.I.A. of 18.15m².

LAYOUT

The position of the proposed dwelling is broadly similar to that previously approved. The northeast corner is set in line with the adjacent dwelling (Bluebell House) and parallel to the newly constructed party boundary wall.

The positioning and footprint size is such that the proposed dwelling has a generous private rear garden space and a smaller side garden to the southeast.

Access is direct from Arlecdon Road in the same position as that previously approved.

Adequate in-curtilage parking for 3 cars has been provided on the private drive at the front of the property.

SCALE

Scale and massing of the dwelling is single storey but with room in the roof accommodation.

LANDSCAPING

A site-specific soft landscaping scheme is considered unnecessary to mitigate this proposal with the private garden being landscaped by the applicant.

In terms of hard landscaping the site plan indicates the private drive as paviors.

The frontage will remain open. The northern party boundary exists and comprises a brick/ render wall at approx. 1.50m high. The remaining boundaries to the southwest and southeast will remain as post/ wire fences at approx. 1.10m high.

APPEARANCE

The appearance of the dwelling reflects what has previously been approved.

Externally the walls will be finished with pointed facing brickwork with St. Bees red sandstone cills and features under a smooth dark grey concrete tile roof. Windows and doors will be Anthracite Grey uPVC.

All materials are listed on drawing no. 21/09/1005 – 07 and the planning form.

ACCESS

The access arrangements remain as approved under application 4/21/2283/0R1.

Access is direct from Arlecdon Road in the same position as that previously approved.

Adequate in-curtilage parking for 3 cars has been provided on the private drive at the front of the property.

Alpha Design
12/04/2022