

DESIGN AND ACCESS STATEMENT

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**PLOTS 9, 10 & 11,
HIGH STILE GARDENS,
WHITEHAVEN**

DOC. REF: 13/07/805 – DAS/1

PROCESS / USE

The application seeks Full planning permission for a replacement dwelling type on plots 9, 10 and 11.

The site benefits from an extant planning permission, ref: 4/20/2377/0B1.

Based on this, it is considered that 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.

The current application focuses solely on the replacement of approved 2-storey dwellings (types D and F) with another 2-storey dwelling (types M and C3).

Coal mining legacy.

Past coal mining and the resulting legacy were assessed in detail and considered/ approved as part of the original outline application, discharge of condition application and reserved matters application.

As stated above the site benefits from an extant planning permission, ref: 4/20/2377/0B1 and site works relative to this consent have started.

Consequently, no additional coal mining assessment is required as part of this application which is solely to substitute the dwelling type on plots 9 and 10.

AMOUNT

The approved 2-storey dwelling (type F) on plots 9 and 10 was a 4-bed property with a G.I.A of 145.26m² plus a detached garage at 15.77m². The replacement 2-storey dwelling type on plots 9 and 10 is a 4-bedroom property with a G.I.A. of 202.52m² plus integral garage at 15.40m².

The approved 2-storey dwelling (type D) on plot 11 was a 3-bed property with a G.I.A of 104.78m² plus attached garage at 14.96m². The replacement 2-storey dwelling type on plot 11 is a 4-bedroom property with a G.I.A. of 127.88m² plus integral garage at 15.57m².

The decision to deviate from the approved designs has been driven by customer requirements specific to all three plots.

LAYOUT

The substitution dwelling type on plots 9 and 10 are in a broadly similar position to the approved dwelling types. The main difference being that the substitution dwelling type has an integral garage as opposed to a detached garage and therefore the dwellings are spaced further apart than previously approved.

The substitution dwelling type on plot 11 is in virtually the same position to the approved dwelling type except for some minor amendments to the footprint size.

The party boundary alignments on all three plots remain as previously approved.

SCALE

Scale and massing of the substitution dwelling types on all three plots remains as previously approved i.e., 2-storey.

LANDSCAPING

Hard/ soft landscaping and boundary treatments remain as previously approved.

APPEARANCE

The appearance of the replacement dwelling aligns fully with that previously approved. The materials section of the planning form has been completed accordingly.

ACCESS

The access arrangements to all three plots remains as previously approved so there are no access or parking issues arising from the application.