

DESIGN AND ACCESS STATEMENT

MR & MRS A. CASSON

**LAND AT TRUMPET ROAD,
CLEATOR MOOR**

DOC. REF: 17/07/914 – DAS

PROCESS / USE

The application seeks reserved matters permission for eleven detached dwellings with integral garage on a residential development site on Trumpet Road, Cleator Moor.

The site benefits from a valid outline planning permission consent ref: 4/20/2043/001 approved on 18/03/2021.

The pre-commencement conditions on outline consent 4/20/2043/001 will be dealt with under separate Discharge of Condition application/s.

Pre-application discussions have been undertaken with Nick Hayhurst.

AMOUNT

Each dwelling comprises a 4-bed detached, 2-storey dwelling with integral garage. The G.I.A of each dwelling is 216.41m².

The integral garage has a G.I.A. of 19.25m².

LAYOUT

The access junction/ visibility splays from the public highway were approved as part of outline application 4/20/2043/001 and are therefore do not form part of this reserved matters application.

Once inside the site boundaries, the central access point splits with an access road to the northeast serving plots 1-6 and an access road to the southwest serving plots 7-11. An appropriately sized turning head is provided at the end of each access road. A central field access is also provided to afford access to the retained agricultural field behind the development site.

The entire access arrangements will remain private and won't be offered for adoption. Management and maintenance in perpetuity will be undertaken by a private management company with each property paying an annual payment towards to maintenance and

upkeep of the roads, drainage systems and communal areas of landscaping (including the retained hedgerows).

The proposed dwellings are positioned in a staggered alignment facing the public highway and positioned on plots of similar width extending across the entire site frontage. Each plot is approximately 17m wide and varies in depth. All plots have substantial rear south facing private gardens.

SCALE

Scale and massing of each dwelling is two storey.

LANDSCAPING

Soft landscaping:

There are substantial mature hedgerows along the northeast and part southwest boundaries which will be retained to provide natural screening.

To supplement the above, a new beech hedgerow will be planted along the length of the new rear boundary to the southeast. The hedgerows will be returned along each side of the new field access to provide screening to the rear gardens of plots 6 and 7.

All existing and new hedgerows will be maintained by the management company.

Hard landscaping:

The new access junction will be finished in tarmac. The access roads which serve all plots will be finished in paviers. The private drives to each property will also be finished in paviers.

Boundary fencing:

All plot frontages will remain open.

The party boundaries are proposed as 1.80m timber boarded fences through the rear gardens area to the rear site boundary.

The rear site boundary comprises a 1.10m high post/ wire stock proof fence supplemented with a beech hedgerow as detailed above.

All the above is indicated on the Proposed Site Plan, drawing no. 17/07/914 – 03b).

APPEARANCE

The appearance of the dwellings reflects what has previously been approved in the locality.

There are effectively two dwelling types. The floor plans are the same but two differing elevational treatments are proposed. Dwellings with a left-hand garage are finished in a mix of St. Bees red random/ coursed stone and render. Dwellings with a right-hand garage are finished in a Weinerberger 'Heritage Blend' facing brickwork.

All roofs will be finished with Marley Edgemere smooth dark grey interlocking tiles with a PV panel array on the southeast (rear) elevation.

Windows and doors are proposed as Anthracite Grey uPVC.

All materials are listed on drawing nos. 17/07/914 – 04 and 17/07/914 – 05.

ACCESS

The access junction/ visibility splays from the public highway were approved as part of outline application 4/20/2043/001 and are therefore do not form part of this reserved matters application.

The formation of the new junction will be undertaken post-reserved matters approval via the appropriate Highway Authority permit.

Once inside the site boundaries, the central access point splits with an access road to the northeast serving plots 1-6 and an access road to the southwest serving plots 7-11. An appropriately sized turning head is provided at the end of each access road. A central field access is also provided to afford access to the retained agricultural field behind the development site.

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Adequate in-curtilage parking for 3 cars has been provided on the private drive at the front of each dwelling. The drives are substantial and can adequately cater for visitors over/ above the standard provision.