

Land at Montreal Place, Moor Row

DESIGN AND ACCESS STATEMENT

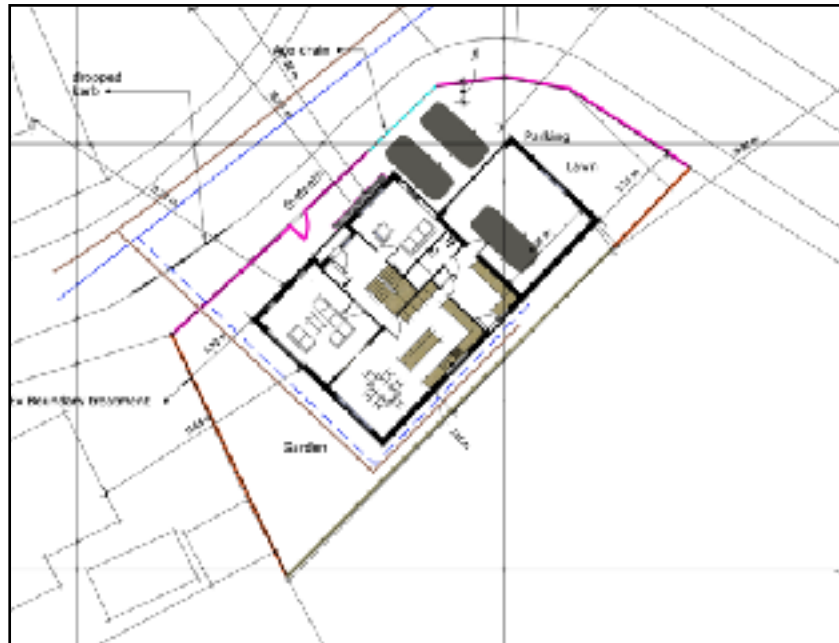
S U M M I T
T o w n P l a n n i n g

1. Introduction

- 1.1 This statement has been prepared by Summit Town Planning in support of a full planning application for the erection of a dormer bungalow on land at Montreal Place, Moor Row.
- 1.2 It describes the site, surrounding area, planning policy context and the development.
- 1.3 The site is not within any protected landscape or conservation area and there are no listed buildings in the vicinity.
- 1.4 This Statement follows a request by Copeland Borough Council, a single dwelling in this location does not meet the national requirements for the submission of a design and access statement.

2. Assessment of Local Context

- 2.1 The application site is a small area of land in a wider residential area. The area is characterised by a mix of bungalows, dormer bungalows and two storey dwellings.
- 2.2 The plot is a corner plot:



aerial view of site @google maps

Local Context





3. Planning Policy

- 3.1 Government policy is contained within the National Planning Policy Framework (NPPF) which is a material planning consideration. A National Design Guide is now also in place.
- 3.2 Locally, the adopted Copeland Local Plan includes Policy DM10 which notes that development should respond positively to the character of the site and the immediate and wider setting through orientation, proportion and scale etc.

4. Evaluation

- 4.1 The site sits within a modern extension to the settlement of Moor Row. It is wholly surrounded by existing built development.

Use

- 4.2 The application would realise a single dwelling which is considered appropriate in this residential location.

Scale

- 4.3 The dwelling is a dormer bungalow which is appropriate in this location. The surrounding streets are a mix of single storey, 1 and a half storey and 2 storey dwellings.

Landscaping

- 4.4 Landscaping will be general residential landscaping appropriate to the development of a single plot.

Appearance

- 4.5 Every property in the immediate vicinity is a bespoke build. As can be seen in the photographs in section 2, there are a range of architectural features including gable front extensions, extruded roof details, cat slide roof, dormer features over garages, thus bungalows, dormer bungalows with high numbers of roof lights. There are hipped roofs, roofs with a single hip, standard roofs. There are bay windows with roofing over, a range of window type and sizes. Materials range from render to brick to stone. The character of the area is defined by the lack of any consistency in the development of the plots.
- 4.6 The proposal proposes a dwelling as follows:



- 4.7 This is a bespoke response to the site and its surroundings. As follows, due to the range of buildings in the immediate vicinity these features can be seen on a range of buildings:



- 4.8 This dwelling would continue the character of the area by contributing another individual property in an area of individual properties whilst using materials which are found throughout the area.

Access

- 4.9 Access is provided from Montreal Place with parking provided for 3 cars.

5. Conclusion

- 5.1 This Design and Access Statement accompanies a full planning application for the development of a plot within an area of development where the character is defined by the lack of conformity with the development types. It is considered that the proposed design will continue and positively contribute to this character.
- 5.2 The house is will be of high quality, is in a sustainable location and will contribute to housing supply.
- 5.3 This Design and Access Statement concludes that the proposed unit is fully compliant with the local area in terms of design and access terms.