

Design and access, Planning statement

at

Land at Gilgarran park, Gilgarran for construction for new family home.

Introduction:

Further to the approval of the outline application (4/18/2177/OO1), we are now applying for a full planning application for a family home at Land at Gilgarran park, Gilgarran.



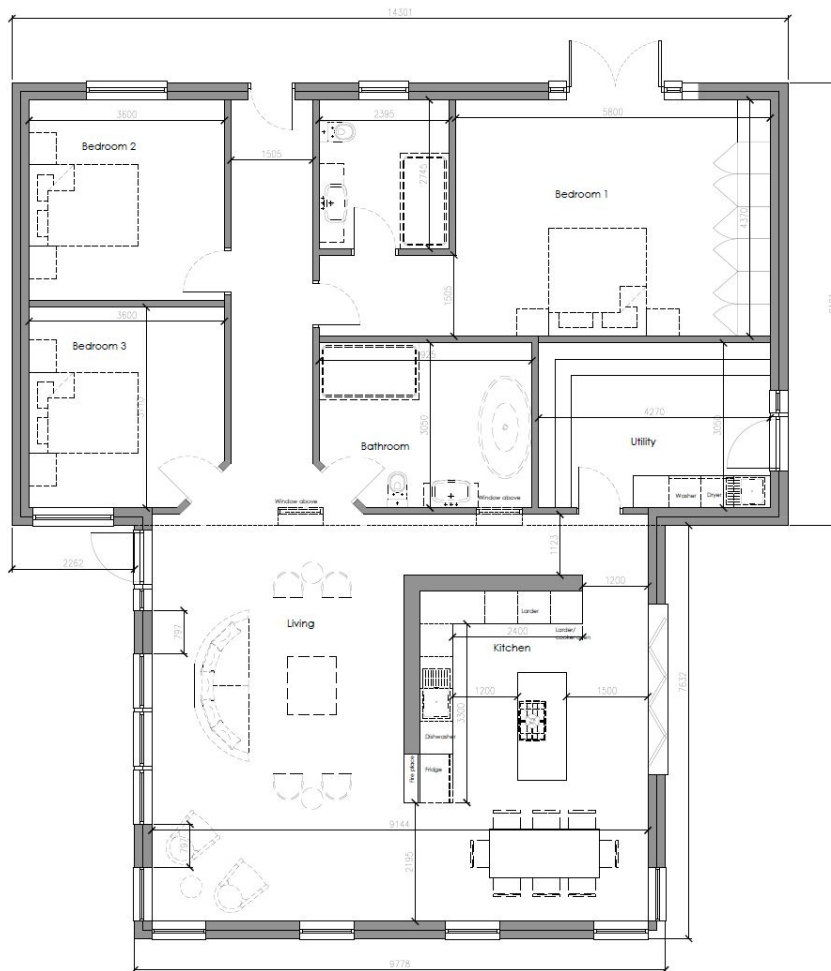
Scale

The proposed house has a gross external footprint of 191m² and a maximum height of 5.2m. The proposal will not have any impact on neighbouring properties.

Design:

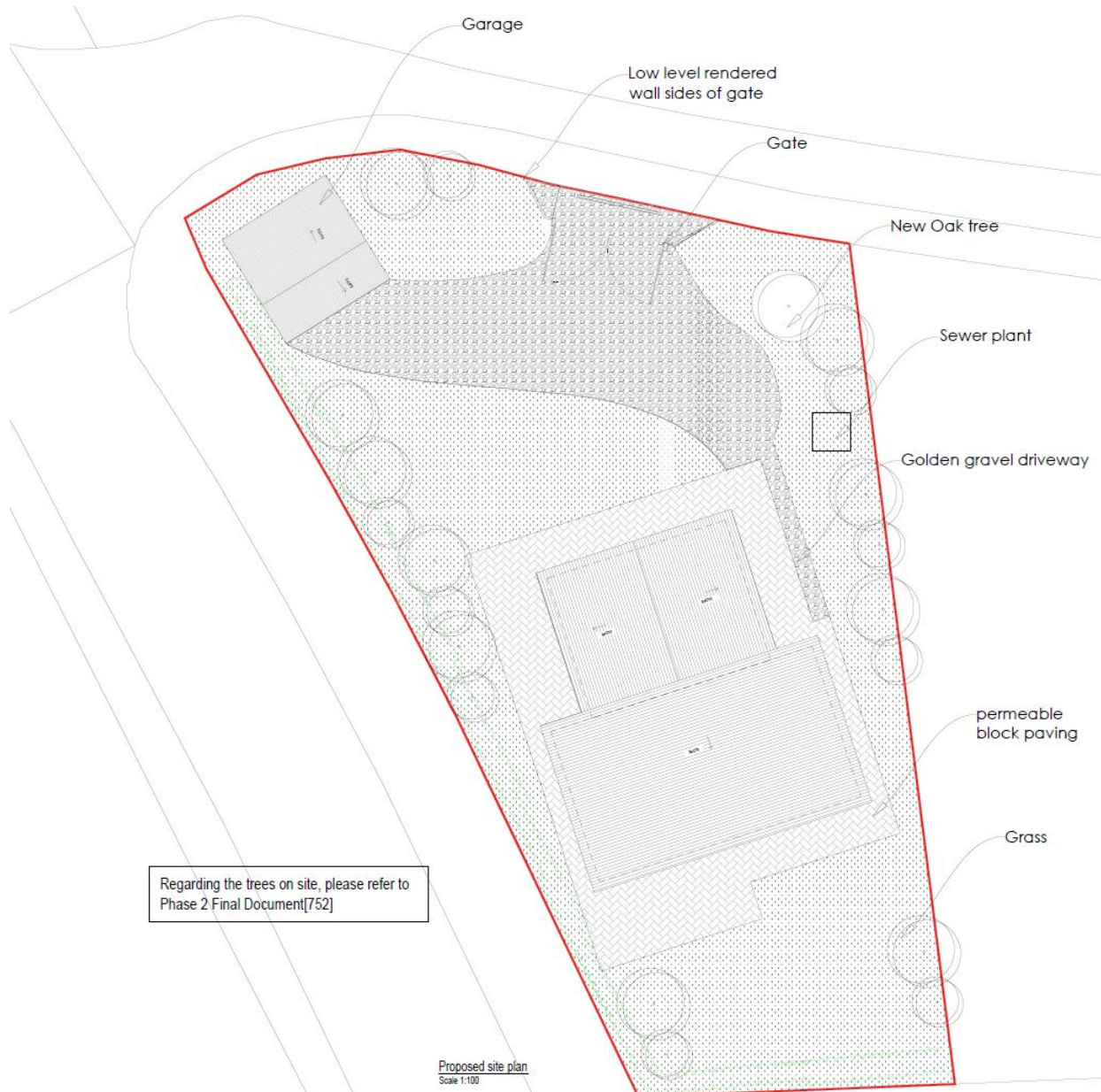
The ground floor layout is made up of a kitchen, living room, bedrooms, bathrooms and a utility.

The proposed house character and appearance matches the surrounding building. The proposal gives a high quality house for a family.



Transport & Highways

Two car parking spaces have been proposed.



Materials:

Exterior walls - White render and Timber cladding

Doors - Anthracite finish

Window - Anthracite finish with white internals

Roof - Black / Anthracite tiling



Summary:

The proposed house is modest in size and scale and leaves adequate space for a private garden with parking for two vehicles

It is well designed for this location and will not have any adverse impact upon the neighbouring properties or the setting. We therefore look forward the support of the Council in recommending approval for this application