

## **Grove Court Hotel – Residential Development – Planning Statement March 2023**

The Former Grove Hotel is located in the village of Cleator, Cumbria and was originally constructed as a Roman Catholic Infant school in the early 20<sup>th</sup> Century.

The existing building itself is predominantly single storey (with some double height spaces) and a partial basement. Planning approval was granted 29/July 2022 ref 4/22/2277/OF1 for the demolition of the hotel with indicative proposals to redevelop the site for housing.. Marketing of the hotel has continued however the hotel failed to sell and demolition as now commenced.

The former hotel occupies a generous site with a good outlook to the south and west. Just off site to North side there are 3 detached bungalows with a further plot of land approved for a fourth bungalow which are all retained but will be served by the same access road. There is also an annex building which is retained but previously approved for conversion to a residential property. (shown plot 4 on the indicative plan).

The proposal is to seek outline planning approval to allow the site to be redeveloped for residential development of 6 houses plus the conversion of the annex. An indicative layout is included in the application. All matters relating to design and levels are to be reserved for latter discharge under a separate application.

The proposed site is considered well related to the existing settlement limit

### **LAYOUT**

The proposals seek to follow the grain of the existing village pattern. The layout of the houses utilises and follows the existing service road.

### **SCALE & APPEARANCE**

It is intended the proposed design will reflect that of the recent completed developments in the village and generally 2 storey in height.

It is intended the development will control rain water run-off by using Rainwater harvesting to each site and permeable paving to vehicle hardstanding and turning areas.

Foul water from the dwellings will be discharged to the existing foul drain on the site.

### **LANDSCAPING**

The proposed landscape design will be in keeping with the village ie Hedgerow planting/ low level stone boundary walls, block paving to drives and lawned gardens to the rear of the property. All matters relating to landscape and levels are to be reserved for latter discharge under a separate application.

## ACCESS

Vehicular access is available from the A5086 with plots 4,5,6 & 7 accessed direct off an existing layby area and plots 1,2 & 3 together with the bungalows with access off an existing service road.

