

DESIGN AND ACCESS STATEMENT

G & A.M. LAWSON LTD.

**PLOT 8,
HIGH STILE GARDENS,
WHITEHAVEN**

DOC. REF: 13/07/805 – DAS

PROCESS / USE

The application seeks Full planning permission for a replacement dwelling type on plot 8.

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 an approved dormer bungalow with accommodation on two levels and integral garage with a 2-storey dwelling with integral garage.

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. Site works specific to plot 8 were started in March 2022 based on 4/20/2377/0B1 and have progressed above DPC level.

Consequently, no additional coal mining assessment is required as part of this application which is solely to revise the dwelling design on plot 8.

AMOUNT

The approved dormer bungalow was a 3-bed dormer property whereas the replacement 2-storey dwelling is a 4-bedroom property with a G.I.A. is 202.52m² plus garage at 15.40m².

Construction works started on the approved dormer bungalow in March 2022 and has progressed towards first floor level. The replacement 2-storey dwelling has therefore been designed utilising the approved footprint.

The decision to alter this property to a 2-storey dwelling has been driven by customer requirements specific to plot 8.

LAYOUT

The approved dormer bungalow is under construction and therefore the '*layout*' of the plot remains as previously approved.

The party boundary alignment and drive access position into plot 8 remains as previously approved.

SCALE

Scale and massing of the approved dwelling is single storey with room in the roof accommodation whereas the replacement dwelling is 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 for the dormer bungalow on plot 8. The materials section of the planning form has been completed accordingly.

ACCESS

The access arrangements to plot 8 remain as previously approved so there are no access or parking issues arising from the application.

Alpha Design
27/07/2022
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