OUTLINE PLANNING APPLICATION for a PROPOSED DWELLING on land off POTTERS LANE – MOORWOOD MOOR

Design & Access Statement.

This brief statement covers the key criteria involved in the design process, and the principles upon which the scheme is based.

APPRAISAL of the APPLICATION SITE and its SURROUNDINGS

The application site totals 1316m2, is part of a field on the junction of Potters Lane and Moorwood Moor Lane, and slopes down from south to north.
Vehicular access into the field is located in the south west corner and it is bounded on all sides by hedges.
Although there are no buildings in the field, immediately to the west are detached two storey dwellings with detached garages.

DESIGN PROPOSAL/AMOUNT/LAYOUT

The submission is being made because our client wishes to construct a self-build dwelling on part of this field for her own use. It is an outline planning application with all matters reserved except for access.
However, the application is supported by a site layout, indicative floor plans and indicative front elevation to demonstrate that a dwelling can be accommodated on the site.
It comprises a two storey dwelling with its frontage on the same line as the adjacent dwelling although it will be slightly wider.
The simple design and use of a combination of materials would reflect the surrounding dwellings.
External materials will likely comprise facing brick & render with a plain tile or slate to the roof.
It has been positioned approximately 11m away from the gable of the adjacent dwelling so as to protect some gable windows on that property although we believe these to be either secondary windows or windows serving non-habitable rooms.
As such, the proposed scheme should match the scale & character and should not unduly affect the amenity or privacy of the adjacent property.

It has been established that there are no restrictions to the site with regard to public footpaths.
The impact of the development should not significantly alter the local noise climate or local lighting levels.
Refuse collection and recycling will remain the same.

ACCESS AND PARKING

The existing vehicular access into the field would be adapted to provide suitable access for the dwelling and to achieve satisfactory visibility in each direction.
Two off-street parking spaces are provided for the dwelling sized at 2.4m x 5.0m with sufficient turning area also provided.
Secure cycle storage could be provided within the detached garage as could an EV charging point.
The finished floor level would follow as closely as practicable the existing topography of the site thereby providing level or ramped access into the dwelling and there should be no reason to provide internal steps.

SUMMARY

The proposal is an opportunity to deliver a high quality and appropriately designed dwelling which would enhance and integrate well with the existing character of the local area.
The standard of materials proposed is high, and they would complement the scale and style of the surrounding dwellings. The scheme will not unduly affect the amenity or privacy of any adjacent properties.