

PLANNING AND DESIGN SERVICE

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DESIGN & ACCESS STATEMENT

LOCATION – ERECTION OF A DETACHED DWELLING & GARAGE, CALDERFIELD, CASTLE VIEW, MILLOM.

PREAMBLE.			
	1.	DESIGN & ACCESS STATEMENT PURPOSE.	The Statements purpose is to ratify the Proposed Development in accordance with the requirements “ Design Access Statements “ as stated in D.C.L.G. Circular 01 / 2006. The proposed development has been formulated taking account of the pertinent Design Policies in the Development Plan & in conjunction with advisory information contained within the N.P.P.F. Those worthy of mentioned are stated below.
	2.	CENTRAL GOVT. GUIDANCE.	This maps out the Governments desire towards high quality design within Chapter 7 of the aforementioned document. Paragraph 56 states : The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 60 states : Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

DESIGN COMPONENT.	1.	AMOUNT.	This Design and Access Statement is for the erection of a Detached Dwelling within Calderfields curtilage & a new detached garage for Calderfield. Calderfield itself is located off Castle View and adjacent to Salhouse Road, Millom. The house being a large property with later additions, some of which are only partially completed. The house sits within a large garden with the land to the east of the house having been granted Planning Permission for six dwellings (reference 4/05/2890/0). Currently plot 5 a Detached Bungalow is under construction. The proposal is a Resubmission of an earlier Approval (6696969696) whose expiration Date of has expired, hence the Reapplication.
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2.	LAYOUT.	The proposal is for a single detached Dormer Bungalow and a detached double Garage. The overall plot area of the House is 436m² with the house footprint in itself covering an area of 137m². While that of the proposed Garage has a 36m². footprint. The Garden will be formed within the existing site curtilage with parking provision located at the front with access onto Castle View. Foul drainage will be connected into the Mains Sewer with Surface Water discharging to a Soakaway.
3.	SCALE.	The proposed dwelling is as a dormer bungalow. This has been designed to sit with the existing bungalows approved on the Calderfield development and to minimise the impact on the house itself and adjacent neighbouring properties. Window and door openings have been kept in proportion to those on both the traditional and more lately constructed buildings surrounding the site. This respects the character of the setting and softens the visual impact.
4.	LANDSCAPING	It is proposed to retain as much as possible of the existing hedge. This will help soften the development and avoid the construction of unsightly walls or fences. A new wall and fence will be constructed to form the boundary between the proposed dwelling and the existing house. Along the front of the site a low wall will bound the rear of the verge. Within the site the car parking area will be block pavers with paths and patios formed with concrete pavers.
5.	APPEARANCE.	The external walls are to be finished with a light render finish with brick plinth below. This will be similar to the developments of Castle View and that being constructed on Calderfield and will also sit with the finish of the existing neighbouring housing stock. Window Cills, Heads & Quoins will be formed with matching brick to that of the facework. Windows & Doors to be brown coloured UPVC double glazed units similar to that installed on the new bungalow currently under construction. The roof covering is a blue grey slate of similar texture to that mined locally. Fascias, Bargeboards & Soffits, Brown UPVC & matching Rainwater goods
	SUSTAINBLTY.	A fabric first approach will be taken to meet Building Regulations requirements. This will involve providing a highly insulated inner skin to the building which will also improve the air tightness. This will provide the owners with significantly lower running costs and reduced CO² emissions. Construction will be carried out by the Applicant themselves using locally sourced materials and Contractors.

ACCESS COMPONENT		
1.	CONVENIENT ACCESS.	Access to the site will be from the public highway with footways which serve the Town Centre located in close proximity to the Proposed Development. There is a good Transport Link via Rail to Sellafield & the North as well as to the South via Barrow – in – Furness. Access around the site will aid all end users with consideration given to hard surfacing, gradients of paths and ramps and suitable widths between walls and fencing. All access from the forecourt and into the buildings will be designed to comply with current Building Regulation requirements with level access thresholds to doors and appropriate hard surfacing from parking areas. Internally throughout each dwelling doorways, WC compartment and corridors will be designed to comply with Approved Document M. The location and position of switches and sockets will comply with Approved Documents Part M. The site has good access for emergency vehicles from all elevations.

2.	PLANNING POLICY.	The following Policy extracts from the Local Plan were deemed pertinent to the Proposed Development with DM 11 /12 / 22 /24 & 25 being of particular significance with no issues arising from the Proposal. In particular the land already having received Approval for the Development with DM 12 Standards being achieved for all requisite elements. - Policy ST1 – Strategic Development Principles - Policy ST2 – Spatial Development Strategy - Policy SS1 – Improving the Housing Offer - Policy SS2 – Sustainable Housing Growth - Policy SS3 – Housing Needs, Mix and Affordability - Policy T1 – Improving Accessibility and Transport - Policy ENV1 – Flood Risk and Risk Management - Policy ENV3 – Biodiversity and Geodiversity - Policy ENV5 – Protecting and Enhancing the Borough’s Landscapes - Policy DM10 – Achieving Quality of Place - Policy DM11 – Sustainable Development Standards - Policy DM12 – Standards of New Residential Developments - Policy DM22 – Accessible Developments - Policy DM24 – Development Proposal and Flood Risk - Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species - Policy DM26 – Landscaping.
3.	CONSULT’N.	There has been no Consultation prior to this application being submitted. To reiterate an earlier Application (B13 / 2019 / 0847) being Approved
4.	EMERGENCY ACCESS	The dwelling is accessible by Emergency vehicles & or ladders on all critical elevations.

**D. & A.
REVIEW.**

The proposal provides accommodation suitable for use by a wide demographic which will help serve the requirements of the town of Millom.

The design aims to maintain the integrity & character of Millom whilst utilising modern construction methods to provide a highly efficient dwelling capable of adaptation to support future generations.

The proposal will sit well with the adjacent properties complimenting the choice of external materials and with those used within the surrounding area.

The proposed development is acceptable in that it is perceived that there will be no adverse impact on the neighbouring properties or the area in general.

The proposal has been benchmarked against the Development Plan & the N.P.P.F. & satisfies their requirements.

There are no Technical issues constraining this development.

The development is with Flood Risk Zone 1 i.e No risk.

There is no contaminated land on the site. (Land Search concurs)

In assessing & determining Development Proposals, Local Planning Authorities should apply the presumption in favour of sustainable Development which this Proposal satisfies.

The application does not in any way compromise the Councils Annual Housing Targets & will contribute towards the “ Base “ demand as illustrated in Appendix 5 (Housing Trajectory) in the Local Plan.

CONCLUSION.

This proposed development goes towards underpinning the Councils objectives of providing housing stock to assist in meeting their yearly target & in addition, benchmarked against the relevant Planning Policies also satisfies these criteria.

The recommendation is that this Planning Application is viewed in a positive manner by the Local Planning Authority.

DESIGN & ACCESS STATEMENT : ISSUE 1. – 16/08/2022

DETACHED DWELLING & GARAGE CASTLE VIEW CALDERFIELD MILLOM .