

28/30 Sun Lane Design and Access Statement

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Context:

My client is seeking planning permission on their site at 30 and 28 Sun Lane in the garden space that currently sites outbuildings and one garage. This is for a proposal for a new dwelling within this curtilage.

The site:

The site is located West of Sun Lane and South of Ferndale Road within a developed area. The site has its own access via Ferndale Road. The surrounding area is characterised by semi-detached, terraced and detached properties. A lot of the surrounding properties have been developed and extended. These vary from rendered facades, Brick facades and cladded facades.

The Proposal seeks to make the best use of the current vacant outbuildings whilst still retaining substantial grounds in and around plot 28 and 30 Sun Lane.

Consultation:

No Pre Application advice has been sought prior to this application.

Landscaping

The proposed areas will be landscaped in the appropriate manner allowing the property to have a rear garden and front garden. The access to the rear gardens will be via the side access.

Design and materials:

The design of this modern sustainable home takes into account the surrounding properties and will reflect these in the appearance. The use of cladding will break up and articulate mass and create a more visual interest than just brickwork or just render.

Access

Please see enclosed Drawing for a scale plan showing the location of the working area proposed, there will be no issues with access in or out the site, this proposal should not have implications on any existing traffic arrangements.

Parking Provision:

Consideration has been allowed for on plot parking at the front for two family cars.