**Design and access statement**

This planning application is for the erection of a wooden cabin for holiday accommodation within the curtilage of a private property. Currently the site has a large family house facing the road with two small courtyards and a garage to the rear, all set within a large garden. The house is rendered and painted cream with terracotta double roman roof tiles on the house and the garage. The garden is fronted on the road side with a wall approximately 4 foot high built of natural stone. The design of the cabin will be in keeping with the area as it is made of wood and the roof will be covered with tiling sheets that reflect the design of the roof of the main house and garage.

The proposed development is outside of the Clearwell conservation area. There is a Site of Special Scientific Interest (SSSI) nearby but this terminates on the other side of the lane. There is no listed building consent necessary.

The cabin may be visible from the road but it will not be obvious as it as the back of the garden. The cabin will not be visible from any other property as there are no other properties nearby.

It is likely that the majority of visitors will arrive by car but this will not have a significant impact on traffic as there will only be one car visiting at a time and it may access the site once or twice a day. The visibility when turning out of the property onto the lane is good, the visibility when turning out of the top of the lane onto the main road is adequate. There is one parking space allocated for the cabin, in addition to several parking spaces for the house, there is turning space at the bottom of the drive.

It would be possible for visitors to arrive at the cabin using public transport as they could travel by train to Lydney station and travel from Lydney to Sling by bus then walk across the main road and down the lane. They could then access several local attractions and pubs and restaurants on foot or travel by bus to other locations in the Forest of Dean.

Within the cabin there will be sleeping accommodation, a small wet room with shower, wc and wash basin. There will be basic kitchen facilities i.e., kettle, microwave, fridge and sink and space to sit both inside and outside.

Part of the development is to improve the driveway which tends to get waterlogged during winter by installing drainage and topping with decorative stone. The current septic tank will be used for waste but will be improved by the installation of a new soakaway.

There will be outside lighting using low energy led lights triggered by sensors, on next the parking space and one by the cabin doorway.