

Design Access Statement

Date: January 30, 2021

Reference: - 2021-10
Thurlock,
Goverseth Road,
Foxhole,
St. Austell,
Cornwall. PL26 7XD

Milkwood,
Chillbrook Farm,
Tremodrett, Roche,
St. Austell.
Cornwall.
PL26 8LP

Landline: - 01726 891366

Mobile: - [REDACTED]

E-mail: - [REDACTED]

Design Access Statement: -

Proposed drive & parking bay to front garden of property, along with proposed concrete pad to the rear garden.

History: -

No relevant planning history.

Proposal: -

At present the site contains a modest 3-bedroom detached bungalow with a lawned garden to the front. To the rear the garden is mainly gravel ground covering for parking. The proposal will include the removal of the existing front wall, lawned areas and foot paths. A new front wall will be constructed closer to the pavement, an opening will be proposed to cater for double gates, with an "Aco" linear drain and various drainage "pop ups" which will discharge to a new 1500mmØ soak away positioned 5m away from any structure beneath the new drive and parking area. The front lawn and paths are to be lowered and finished with a tarmac ground covering for durability and ease of cleaning. At the rear of the property a concrete pad is proposed to cater for a static caravan, [REDACTED]

Use of Building: -

The proposed structure is to be for residential purposes only.

Landscape & Appearance: -

With respect to the Cornish design guide - All finishes stated are of traditional design and origin. All proposed and existing walls will be finished with C. S. Render to match existing. The proposed ground cover to the front drive and parking bay will be finished with a tarmac ground cover. The existing kerb will be replaced with drop kerbs to cater vehicular access. The rear garden will be unchanged in appearance apart from the installation of the concrete pad.

Layout & scale: -

The existing front garden area at present is 155m² (1668ft²), the existing rear garden area is 251.7m² (2709ft²).

The proposed drive and parking area to the front garden will be 210m² (2260ft²). The rear garden area will not change.

Internal & external access: -

The access to the proposed drive and parking area will be achieved by installing drop kerbs to the designated area, shown on the site plan drawing number: - 2021-10: - 10 Proposed Layout.

Summary: -

In conclusion, I think you would agree the layout and design of the structure both internally and externally are acceptable within planning policies, and pose no harm or impact to the surrounding area or neighbouring properties. I have added the client's title plan to aid with the application.

I trust this is satisfactory to you and should you have any queries, please do not hesitate to contact me.

Jon Price

J'P Designs

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