

# **Design & Access Statement**

**Proposed Dwelling Adjacent 6 Murtons Terrace,  
Laner, Redruth**

## **INTRODUCTION**

The application is for the erection of a detached bungalow on the site referred to as plot 3 where a planning application has previously been approved two dwellings. Plot 1 is currently under construction whilst plot 2 is subject of a revised design and site position and is currently deposited with the council under a separate application.

## **THE EXISTING SITE**

The site is part of the garden of the application site PA18/02671 which has been approved and commenced. This application will provide an additional 3 bed dwelling on the same site making better use of the land.

## **DEVELOPMENT AREA**

The site is surrounded by a mixture of historical and modern dwellings. The immediate area consists of modern dwellings and the site forms a natural infill within a residential area. The site would also be considered a brownfield site even though there are not any buildings currently on this part of the site with the granting of the previous planning permission.

## **DESIGN CONSIDERATIONS**

The plans clearly demonstrate that a more than adequate amenity area can be provided with sufficient space to provide recycling facilities, designated refuse area and an area for bicycle storage.

It can also be seen from the indicative plans that the size and relationship with the area will have minimal impact to both existing and proposed residents.

Provision has also been provided for off street parking as shown on the site plan.

The building has been designed and positioned so that it is unlikely to give rise to any serious issues of overlooking to neighbouring dwellings. This is on the basis of the separation distances between windows and the timber fencing provides good screening to the proposed dwelling.

## **CONSERVATION OF FUEL AND POWER**

The dwelling will be designed in accordance with the new requirements of Part L that are required for a new dwelling.

## **ACCESS STATEMENT**

The development will be designed in accordance with Part M of the Building Regulations. The main access to the building is via the front door which will have a level/ramped approach with the front door in excess of the minimum width required. Compliant internal door width, wc and electrical switches/sockets will also be provided.

## **CONCLUSION**

In summary, the proposed dwelling is in proportion to the scale of the surrounding area. It shall be considered that the site is acceptable given its close proximity to the nearby dwellings, its relationship with the surrounding area and it is in a sustainable location. The application clearly demonstrates the principal of residential development is acceptable; the dwelling will integrate with the appearance of its surroundings and situated within the development area.