

5<sup>th</sup> July 2022

Our ref 2022LG

**Design and Access Statement**  
**For**  
**Planning Application to erect new Two Bedroom Log Cabin with parking, turning**  
**and amenity areas**  
**At**  
**Field belonging to and adjoining 4 Church Lane, Moreton Valence, Gloucester,**  
**GL2-7NB**

The proposed site lies outside the residential curtilage of 4 Church Lane but adjoining to the Northwest side. The site is a small section of field and lies parallel to Church Lane and the land is owned by the applicant Mrs. Margaret Hearn.

The proposed site would share access with the field entrance. It is proposed to remove the existing gate from the field, leaving the visibility splay, and set gates to the field further in thus, providing space for gate to the site. (See block and location plan2022 p100)

Pre-application advice was sought from Stroud District Council planning department as to whether planning permission was required for the erection; and was given by Lucy Howe, (Ref 2022/0280/DIN) who confirmed we would require full planning permission as the site was outside the residential curtilage of the property, even though the property is wholly owned by the applicant.

The application is for a single story, two-bedroom, log cabin, as such it will be minimally visible from Church Lane. The only property overlooking this is Woodfield house 150metres to the Northwest, and there is already a willow fence and a young hedge that blocks this view. The vehicle intensification of the use of the shared access onto Church Lane would be minor as the size of the property would only warrant two vehicles maximum which will have little affect on the usage of the lane.

The external materials consist of timber walls, doors and windows and felt shingle roof tiles.

The parking and turning areas adjacent to the Southeast Elevation will be constructed in type 1 granular sub-base with gravel finish. This will allow rainwater to percolate into the ground.

The site is bounded on Church Lane by tree and mature shrub hedge. The shared access is partially hedged, and it is proposed to plant more to shield the Southeast elevation of the cabin. The boundary to the field sides will be by post and rail fence. No trees will be affected by the proposal.

Rainwater from the new building will be collected in an underground rainwater harvesting tank which can be used for both watering of the garden and grey water to the property.

The new foul sewage will be by a packaged treatment plant.

New utilities services will be underground from Church Lane via the access road.

Disabled access is via the designated access ramp installed to BR and DDA standards level threshold access via the front door.

Delivery services – Post box provided at entrance to shared access. Delivery services generally and emergency services can all gain access to the site via shared access road from Church Lane

A space within the hard standing area has been designated and indicated on the plans for recycle waste bins and shed for bicycles secure storage.

Fire services can directly access the site from Church Lane. A hydrant point is available to them in Church Lane close to the existing field gateway.

This proposal is not the beginning of a housing development. It is to house members of family no longer young and later to be able to provide care for them, by the family already resident at 4 Church Lane.