

# Planning Statement

Land at Cross Cottage, Glanton, Alwick, Northumberland, NE66 4AS



Statement in support of the application for Planning Permission to construct 1 new detached dwelling on land south east of Cross Cottage, Glanton

September 2022

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## Planning History

A/83/A/175 – Former Red Cross Camp, Glanton  
Change of Use to workshop, Garage storage

Application permitted – 7<sup>th</sup> June 1983

## The Site



The site subject to the proposal sits to the south east of the former Red Cross Camp building at Cross Cottage in Glanton and is accessed by the existing drive and entrance which serves Cross Cottage, Inverinate and Cushat Law. The entrance and drive are under the ownership and control of the applicant, where Inverinate and Cushat Law have a right of access only.

The plot relating to this application is bounded to the south by a post and wire fence, a hedge to the west and a post and vertical rail fence to the east. The north of the plot is currently undefined

The site is currently used as a general outdoor storage area and is an ideal infill plot of land in which to site a modest, low impact, dwelling. The site is at low risk from an Ecology perspective and which can also be confirmed by the site plan above.

There is a definite, defined settlement boundary which is clearly seen on the map above and the plot lies within this settlement line and is also within the 30mph traffic zone.

The plot area is around 640m sq which includes the existing entrance and drive. The street scene will not be impacted as the plot lies to the west of Whittingham Road and is screened by the existing roadside properties – Nos 8 and 10 Whittingham Road.

### Location and Sustainability

The plot lies to the south of the small village of Glanton and within the settlement boundary and the 30mph traffic zone.

Although Glanton is a Rural village, there are facilities within the village as also mentioned on the Glanton community website as follows:

*There is no industry as such other than agriculture but quite a few businesses operate from home offices and kitchen tables.*

*The parish comprises about 140 dwellings housing around 200 souls. We have a thriving pub the Queens Head, we have a part-time shop/newsagent and Sub Post Office, a village Hall, and a church (URC but with Church of England services too) with its own associated hall.*

There is a local bus service which runs through Glanton Village, with the bus stop located approx. 100m away from the proposal. Glanton is a sustainable location

The plot itself is relatively level where the dwelling is to be positioned and will be fenced and screened from the surrounding land to be as unobtrusive as possible.

### Proposal

The proposals will be in the form of a 1 ½ storey dwelling with the master bedroom and en-suite facilities located within the roof void.

The ground floor will have a separate living area which could be opened up into the open plan kitchen/diner with a separate utility accessed from the central passage. A double bedroom and separate Home Office space along with a bathroom and stair access to first floor. The ground floor bathroom will be suitable for a disabled person and a low level threshold provided to the entrance door along with an external ramped access.

The style of the property will be similar to the existing adjacent properties where there are rooms within the roof space with roof windows, single storey in appearance and simple clean features. Windows have been appropriately positioned so as to have little impact on the privacy of the surrounding properties, with the main outlook facing south towards Whittingham.

The proposal is also to be as sustainable as possible and has been decided to provide an Air Source Heat Pump for the heating and water. The main structure will be formed using either an ICF system or timber frame, both of which are renowned for their high energy efficient

performance. Foul and surface water drainage will be conveyed and connected to the existing main sewer which runs south within Whittingham Road and lies east of the plot

### Scale

The proposal seeks to be subservient to its plot surroundings and utilising the roof void for the first-floor accommodation.

The roof has been orientated so that the gables run north-south thereby reducing any impact to the neighbouring properties. The style of the dwelling is simple and unimposing and retains a good amount of amenity space, as well as space for vehicle parking, cycle and bin store.

There will be sufficient amenity space for the proposal based on their intended use as a small family or retirement home with simple landscaping and predominantly lawn for ease of maintenance.

### Landscaping

The Main landscaping will be the making good of the garden area and set to lawn after works are complete along with the provision of a new turning area, perimeter paving and patio. Existing boundary treatments will remain as per the existing. There will also be some native tree planting to break up the plot and suitable to attract wildlife. The herbaceous areas will be planted to the preference of the applicant.

### Appearance

The proposed materials are predominantly blend in with the existing surrounding properties with cream/white finished rendered walls. Grey profiled interlocking concrete tiles to the roof and white pvc windows and doors.

The walls will have a red brick base course to allow for a projecting drip edge to the render.

Rainwater goods will be in dark grey pvc.

### Access

There will be a level access provided to the principal entrance along with provision of an accessible ground floor w.c.

Sockets and switches will be located at a height suitable for a wheelchair user and a ground floor accessible bedroom is also to be provided.

The site is generally very level and a suitable parking and turning will be provided to allow vehicles to enter the main carriageway in a forward direction.

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