

Job No.2323
22nd September 2023

GM Design

Architectural Services

11 Pondhu Road
St Austell Cornwall PL25 5DL
Tel: 01726 69489
Mobile: 07779 863905
E-mail: may_gary1@sky.com

DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT LAND AT REAR OF **MEDACOTE LODGE** **BOWLING GREEN, BUGLE** **ST AUSTELL** **PL26 8RN**

EXISTING USE OF SITE

The site currently accommodates a detached dwelling of which is split into 2 No flats over two floors.

PROPOSAL

This proposal seeks 'Planning in Principal' for the development of two detached dwellings at the rear of Medacote Lodge. Existing out-buildings removed to accommodate dwellings. Indicative site plan provided to indicate how this can be achieved.

Plots can accommodate dwellings with up to 4 bedrooms, either traditional style houses or dormer bungalows with floor areas to meet National Housing Standards.

Large rear amenity space provided for each plot along with that for Medacote Lodge. Off street parking with turning areas can be provided for all units. Access to plots via new driveway from highway.

New dwellings to be designed so there is no overlooking to the rear of Medacote Lodge or adjacent dwellings.

CONCLUSION

This application seeks permission for 'Planning in Principal' for a modest development on a area of surplus land at the rear of Medacot Lodge that will maximise the sites potential. With careful consideration to the site layout and design of the dwellings, it is believed that there would be minimal impact to neighbouring buildings and in keeping with the area.