

**Design and Access Statement**

**08-11-2023**

**Re: A Proposed Single Detached Dwelling on Garden Land of No.19 Lichfield Close facing onto Junction of Plodder Lane and Bradford Road**

**Introduction:**

This Design and Access Statement has been prepared by MR1 Studio Ltd (Clients Agent) on behalf of Philip French (The Applicant) in support of a full Planning Application for A new single 2-storey detached dwelling with a single storey detached garage. This statement forms part of the Application and should be read in conjunction with the other documents that make up this Application.

This statement is to fulfil the requirements of the Town and Country Planning (Development Management Procedure)(England)(Amendment) Order 2013 for applications of this type to be accompanied by a Design and Access Statement.

**Site:**

The Application Site is at the end of a relatively long garden belonging to 19 Lichfield close. The garden stretches from the bungalow to and the corner junction of Plodder Lane and Bradford Road.

The existing property is an extended Bungalow and faces Lichfield Close, the dwellings are generally set back approximately 6m and parking is within the curtilage with grassed areas fronting the public footpath. Running along the south boundary is a public right of way that connects Lichfield Close to Bradford Road and is within the ownership of the Applicant.

Along Lichfield Close the properties are generally bungalows, whereas the properties along Plodder Lane and Bradford Road on the side of the Proposed Site are 2-storey semi-detached properties. They are generally brick masonry construction (NB: 1<sup>st</sup> floor render along Bradford Road) with a hipped roof composed of either slate or concrete tiles.



Site Location



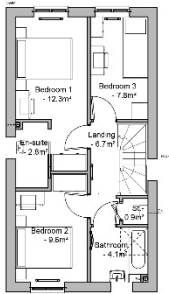
View Looking at Rear of Site from Plodder Land/Bradford Road Junction



View from 19 Lichfield Close to end of garden (Towards Plodder Land/Bradford Road Junction)

**Proposal:**

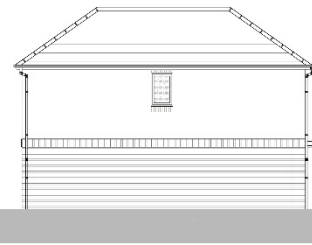
It is proposed to erect a single detached house and single detached garage in the rear of the garden of No. 19 Lichfield Close, Bolton. The Applicant's aspiration is to deliver an attractive, secure and sustainable 3-bed family home and make best use of the land and minimise any impact on the environment.



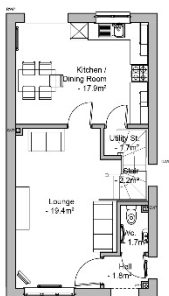
FIRST FLOOR PLAN



FRONT ELEVATION



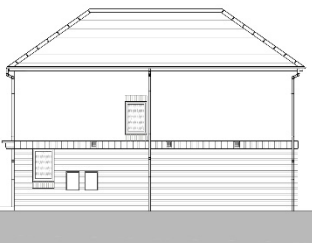
SIDE ELEVATION



GROUND FLOOR PLAN  
Proposed Floor Plans - 1:100



REAR ELEVATION  
Proposed Elevations - 1:100



SIDE ELEVATION

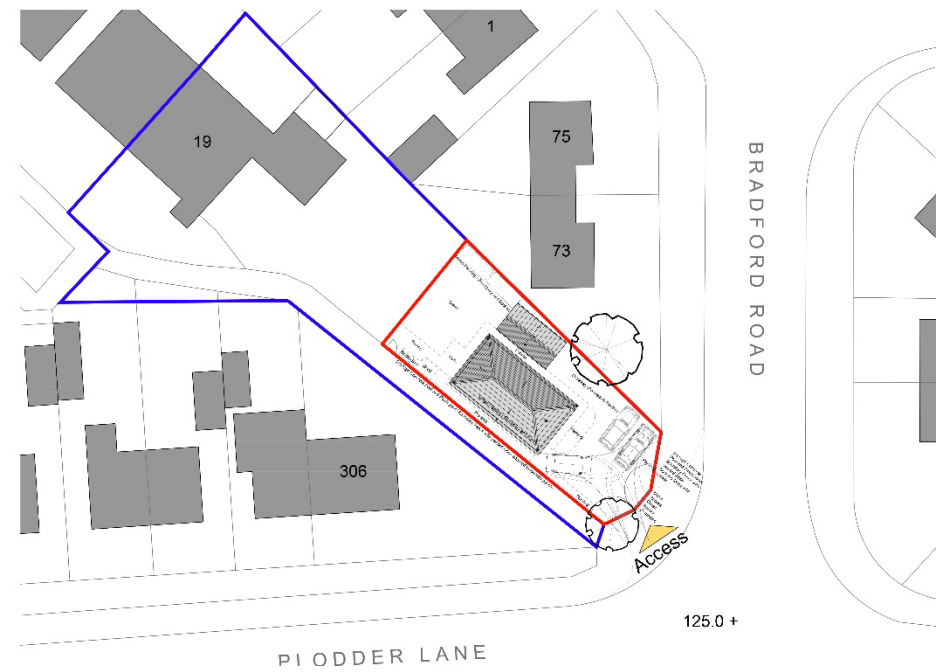
The proposed house would match the adjacent materials of the properties on Bradford Road and Plodder Lane in terms of design and materials, with a hipped roof. It would provide 3-bedroomed accommodation over two floors. Access to the proposed dwelling would be off an existing access arrangement from the rear of the garden using the existing dropped Kerb and the Parking arrangement and area is a size to allow 2no. cars to park side by side and allow on-site turning to exit the property in a forward gear.

The Proposed dwelling is setback from the road side and has been given sufficient space between it and the neighbouring properties so as not to give an unduly cramped appearance.

We believe the proposal appears open and improves the street scene and the setting of the Area by having an attractive detached house which finishes/joins the properties along Plodder Lane and Bradford Road.

The proposed house is a similar height and appearance and the windows facing onto the adjacent properties are obscure and would therefore not cause any harm to the residential amenities through overlooking, overbearing or loss of light. The first floor bedroom windows are 8.0m from the rear boundary with the neighbouring (Applicants) garden.

The boundary landscaping and road side verges will be opened up with the driveway access. The Shrubbery along on the southern boundary fence of the site will be minimally affected and maintains screening. In conclusion, it is considered that in light of the above, there will be no adverse impact on the setting of the area.



Proposed Site Plan