

Design and Access Statement.

Introduction:

The site consists of a parcel of land that used to belong to the adjacent house 33 Angel Street. On the 5th May 2016 the site was granted planning approval for a single 2 bedroom dwelling. The site was then purchased at auction by the applicants with a view to implementing the permission. Unfortunately due to personal circumstances, the applicant was unable at the time to begin the works resulting in the permission lapsing its expiration date. This application is intended to reinstate the extant permission to enable the applicants to complete this project.

Design:

The proposal is to create a 2 No. Bedroom dwelling as previously approved. The materials are proposed to be retained as approved also for simplicity of gaining permission.

The house shall remain on a small sized plot for the end user. A well-proportioned house layout and off street parking. All shown on the attached drawings.

Access:

The existing access driveway are proposed to be retained to ensure this will provide access to the parking area and maintain off street parking whilst also maintaining a small area to allow vehicular manoeuvring to ensure access and egress is always possible in a forward moving gear.

Conclusion:

The site is currently standing as an empty site which has lapsed planning approval timescales. The applicants are applying to reinstate the extant permission to allow the approved project to be built. The applicants understand this is the only way to progress this project due to it running out of time to begin the work. It is proposed that once permission is granted again, the works will commence shortly after.

Materials shall be used to match in with the buildings adjacent to the site. Once approved by the planning team.