

ROGER LEE PLANNING LTD

Chartered Town Planner – BA(Hons) MRTPI

Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

DESIGN AND ACCESS STATEMENT

LAND AT JUNCTION OF HEALEY LANE AND WHITWORTH ROAD, ROCHDALE

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Overview

This design and access statement is produced in support of a planning application for the construction of a detached dwelling. It is an amended scheme to an existing approval for a house on the site – application number 20/00251/FUL.

Amount and Layout

The application relates to the creation of one dwelling.

The scheme is laid out with the dwelling at the north end of the site and with a L-shaped footprint to include a double garage. The access will be from Healey Lane and there will be a patio and garden area in front of the plot.

Scale and Appearance

The dwellings will be split level two and three storeys with accommodation in the roofspace.

Materials will be natural stone and blue slates with aluminium windows.

Landscaping

There is no landscaping in the current development proposals. Any requirement for landscaping can be conditioned.

Access

The design of the scheme within its surroundings reflects the requirement of inclusiveness for all users.

Climate Change

The development will be designed in accordance with modern day building regulations, energy conservation control and CO² emissions.