

OUTLINE PLANNING APPLICATION

LAND ADJACENT
2 DAM HEAD
HINCHCLIFFE MILL
HOMBRIDGE

ON BEHALF OF
MR & MRS G HOWARTH

DESIGN AND ACCESS STATEMENT
DATED: DECEMBER 2023

SUBMITTED BY NORTHERN DESIGN (OLDHAM)
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1.0 – THE SITE

1.01 – The site is an area of grazing land off Dam Head and has been owned by the client and has been for used for gazing horses.

1.02 - The proposal is to form One Dwelling on part of the site with enhanced ecological and environmental factors to the remaining site area.

The proposed dwelling is to be used by the client who lives in the village and has done for many years.

1.03 - The area of land is in Greenbelt and a supporting statement has been carried out as part of the application

2.0 – SITE PLANNING HISTORY

2.01 – A Outline Application for 2No Dwellings was submitted in August 2022 and refused.

3.0 – PROPOSALS

3.01 - The proposal is to utilize the levels of the site and form a two and half storey dwelling with parking and ancillary accommodation below and part underground with further accommodation above.

3.02 - The position of the dwelling is in line with the existing street scene and will not be higher than surrounding properties.

3.03 – The proposal is an Outline Application for Access and siting with all other matters reserved.

4.0 - ENVIRONMENTAL FACTORS

4.01 - A Full Ecological Report accompanies the application

4.02 - As the site has not previously been developed and used as grazing land a Phase .1. has not been submitted as part of this application.

5.0 - ACCESS AND HIGHWAYS

5.01 - There site is access of Dam Head and the road has been widened to improve access, turning and passing at the site.

5.02 - The proposal is to provide parking spaces for the dwelling with visitor parking.

5.03 - The proposed property will have a designated bin area.

6.00 – CONCLUSION

6.01 – Detailed reports have been submitted to provide information and overcome and issues raised in the previous application.

6.02 - The new dwelling is to provide a forever home for existing residents of the Village and with the proposed enhancements and Ecological measures will improve the local area and its setting.