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**Ref: 2285-11**

**RESIDENTIAL DEVELOPMENT**
**ADJACENT 5 STONEGATE**
**COWBIT**
**SPALDING**
**LINCS**
**PE12 6AH**

**FOR**

**C. SPRUCE**



## PLANNING, DESIGN & ACCESS STATEMENT


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Ref: 2285-11

**RESIDENTIAL DEVELOPMENT**
**ADJACENT 5 STONEGATE**
**COWBIT**
**SPALDING**
**LINCS**
**PE12 6AH**

The application is to acquire Town & Country Planning Permission (Outline) to erect two storey dwelling adjacent to 5 Stonegate, Cowbit for the benefit of Mr C Spruce.

## THE SITE AND ITS CONTEXT

The site amounts to approximately 460m2 and is the side garden of 5 Stonegate, Cowbit. The proposal is to split the overall site to create a building plot 11.5 metres wide x 40 metres deep and reposition the access to serve both properties.



**BUILDING PLOT** **5 STONEGATE, COWBIT**

## USE

The indicative dwelling proposed is a 3 bedroom house with shared access and turning provision to the rear.

**AMOUNT**

A single dwelling is proposed to satisfy the criteria of Policy HS6 of the South Holland Local Plan 2006.

**LAYOUT**

The site layout is to demolish the existing double garage and remove flank conifers and trees and erect a two storey property.

**SCALE**

A two storey dwelling is indicatively proposed in effort to not compromise the outlook of the host property and neighbouring dwellings.

**APPEARANCE**

The overall appearance of the two storey property to be determined at Reserved Matters stage.

**LANDSCAPING**

The proposal is to remove the existing flank overgrown conifers and some of the rear garden trees and retain specimen native species trees to the rear of the site. A close boarded fence to be erected on the East boundary to acquire privacy from the adjacent public footpath.

**ACCESS**

An existing access is sited to the East of the sites frontage serving the host property, the proposal is to create a central access which will serve 5 Stonegate and the proposed dwelling with turning provision to the rear of the site.

**APPLICATION PLAN**

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|---|---|
| 2285-11-02 | Proposed Floor Plans, Proposed Elevations, Site Layout & Location Plans |

G R Merchant
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