



Ref: 1924



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Design & Access Statement:

Title: New dwelling

12 Vicarage Close, Cowbit

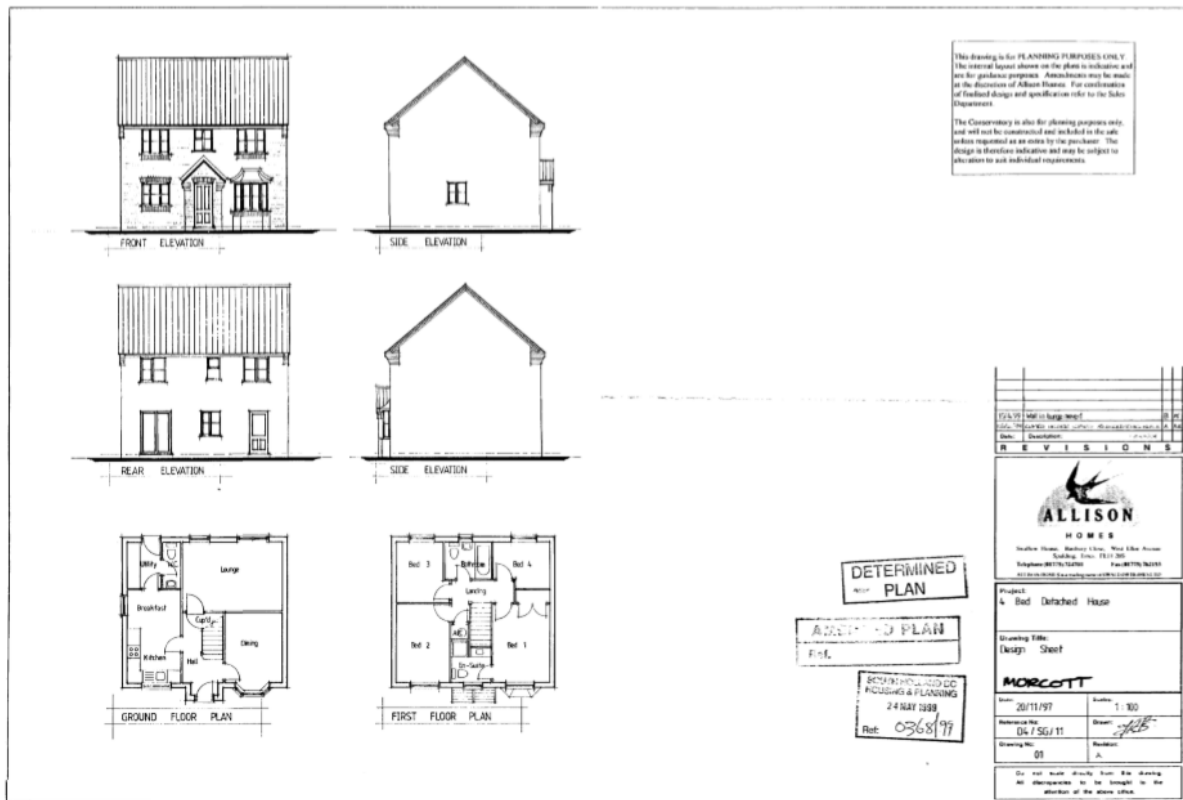
Applicant: R. Hurry

Description of development

This application is for a new dwelling. The site is within the village development boundary and has previously had planning permission as part of the wider approval for the whole site built by Persimmon Homes.

We have based the proposed design on the originally approved layout. The site is shown outlined in red below (plot 42). This image is taken from the original approval of reserved matters ref H01-0368-99.





The image above is the approved house type on the plot but with a garage added onto the side as shown on the site plan.

1 Context

The site is located between no. 11 and 13 Vicarage Close, Cowbit. Cowbit is a small village with a shop, primary school and church. Spalding is about 2 miles away offering all facilities.

The road is part of a modern estate.

Either side of the plot there are two storey houses.

The site

The site is 255sq.m. The footprint is 75sq.m. The back garden is 110sq.m.

2 Design principles and concepts

The applicant wants to provide a good quality 4 bedroom home for his own family. This is a self build project.

Layout: The property is constrained at the rear by an access agreement with the drainage board.

Privacy of the neighbours will not be affected any more than any of the other houses on the estate.

Parking: We have indicated that the garage and adjacent parking space provide the two spaces required by the local plan plus there is space for further parking on the front of the site. The garage is of the required size. The shed provides space for cycle storage as shown on the site plan.

Visibility plays: Visibility is good. The plot is located at the end of a cul-de-sac with no passing traffic.

Landscaping: The front will be block paved and gravel with planting in the remaining areas. To the rear there will be a patio serving the doors and the rest of the garden will be lawn with border planting.

Scale: The property is similar in scale to the other houses in the road. Accommodation is provided in the roof space to make the most of the plot.

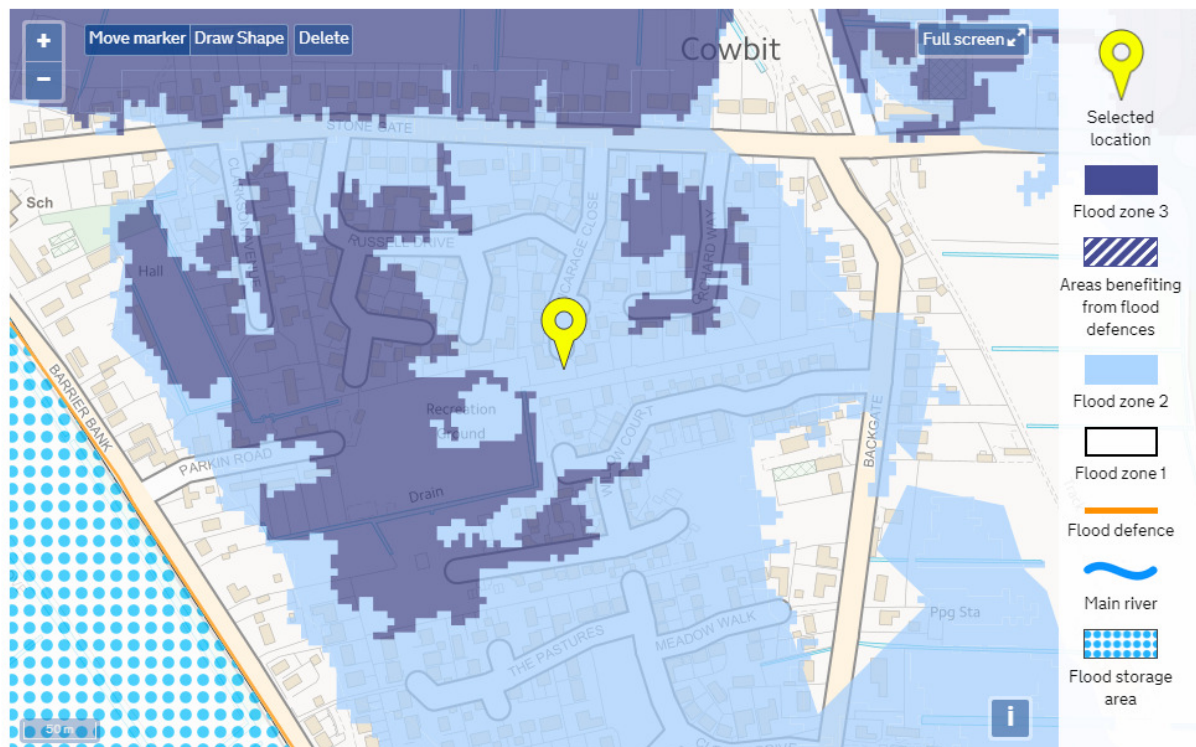
3 Local Development Framework (Local Plan) and Consultation

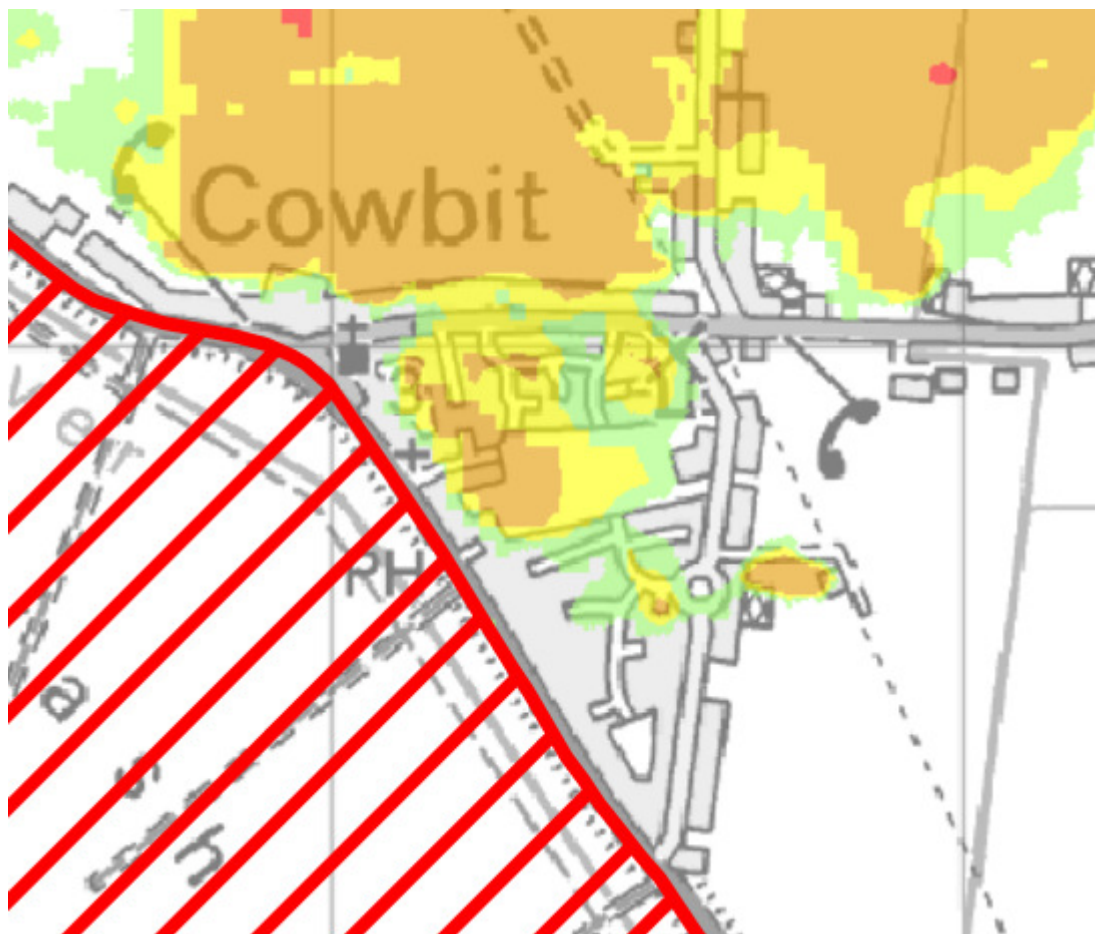
Planning policy 1: Spatial strategy. The proposal is in a minor service centre. This is where there are limited opportunities for development but where it is acceptable.

Planning policy 2: Development management. We propose that the size, scale, layout, density and impact on the amenity are acceptable and the design is in keeping with the other houses in the area.

Planning Policy 3: Design of new development. High quality and inclusive design and appropriate to the local area. There is such a mix of designs in the locality that we have decided to design the building in a similar way to the more modern properties in the area. The design is inclusive as required by the building regulations for access.

Planning Policy 4: Approach to flood risk. The floor level of the house will be set at the same level of the houses on the adjoining plots. Development is clearly acceptable in this location with other recently approved developments being built adjacent to the site. Provision of the upper floor provides refuge in the very unlikely event of flooding. Refer to the FRA.





Max Hazard

(Flood Risk to People : FD2320)

Less than 0.75
(Low Hazard)



Between 0.75 and 1.25
(Danger for Some)



The site is located in the green section, bordering the yellow section of the map.

Planning policy 5: Meeting Physical Infrastructure and service needs. This plot was approved as part of the wider estate development and so local infrastructure requirements have already been assessed and provided.

Planning policy 10: Meeting assessed housing requirements. Provision of this dwelling will assist the authority in meeting their housing targets.

Distribution of new housing: The development is in the minor service centre of Cowbit.

Planning Policy 17 – Provide a mix of housing. Family homes of four bedrooms are in high demand.

4. Access to the development /public transport

There is a bus service from Peterborough to Spalding, both of which have good rail links.

Proposed materials

Walls: Forterra Village Harvest Multi Brick

Village Harvest Multi Brick



Roof: Marley Modern Smooth Grey



Windows and doors, fascias, soffits: Cream uPVC

Rainwater goods: Black half round gutter and circular downpipes.

Front door: White Composite.

Block paving: Grey block paving. Marshalls Tegula

