

Use.

Residential – aimed at the first /second time buyer or a down sizing for retirement market. Built by the applicant Cooper Construction as always to very good quality build & finishes.

The Site.

0.05ha. was until 9months ago part of the garden of 2 Crease Drove, Crowland. No. 2 is in the ownership of the applicant Cooper Construction & is now a rented property, the proposed site no longer required due to it's size & time required to maintain & keep in any sort of reasonable garden area leaving the area vulnerable to fly tipping . This would not be acceptable to the applicants, residents of No.2 or the residents in the surrounding area.

Amount.

The proposed bungalow will consist of two bedrooms, one with en-suite, bathroom, hallway leading to lounge, kitchen & utility. Externally & to the side/rear a undercover area to store waste bin & recycling bin.

Providing a o/a living area of 142.99sq. mtrs.

Amenity area to the rear 122.4 sq.mtrs.

Layout.

The layout of the proposal has been designed with both the disabled or a small family in mind, with a 2mtr.wide main hallway easily accommodating push chair or wheel chair or both. A 1,2mtr. wide hallway accesses the bedrooms & bathroom again accommodating wheel chair access.

Windows are positioned to avoid overlooking of neighbouring dwellings with obscure glazed windows to bathroom & en-suite & high level windows to lounge.

Scale.

A 3mtr wide driveway off Crease Drove will lead to 2 parking spaces, one with the ramp designed to accommodate disabled access from the vehicle to the main entrance of the dwelling. The existing hedge between new driveway & No.2a Crease Drove will remain.

The overall height of the proposal = 5.6mtrs from finished ground level

The overall scale of the dwelling is of modest proportions whilst providing good quality living space.

Appearance.

Roofing of Sandtoft Calderdale Edge Smooth Grey Concrete Pantiles

Walls of Butterley Rossendale Smooth Red Brick

Fascia, Barge boards Soffits & Rainwater Goods Grey UPVC.

Windows & Doors Grey UPVC.

The materials as stated will be easily maintained & visually pleasing for many years.

Rainwater Disposal.

In view of the enc. Drainage map the surface water sewer appears to cease at No.4 Crease Drove therefore a cubic mtr. rubble filled soak away will be sited 5mtrs. from the dwelling & any other building & comply with building regulations. Soak away position as shown on the Block Plan.

Foul Water Drainage.

Will be connected into the existing foul water system on site which is connected to public main sewer. As shown on Block Plan

Landscaping.

The Driveway & parking areas will be gravel with a permeable underlay.

The Amenity areas are to be laid to lawn possibly with a patio area, finished with good quality paving slabs.

Access.

The Driveway mainly gravel will have 2mtrs solid concrete or Tarmac where driveway meets public footpath on Crease Drove.

Flood Risk.

See enc. Environment Agency documents.

Agent Comments.

The proposal as submitted will be beneficial to the current need for first time buyer & disabled & or retirement property requirements & takes a logical /sensible approach to the best use of this "back land" project.

Crowland is by no means without "back land" building (building to the rear of existing dwellings) indeed several can be seen to the rear of dwellings on Peterborough Road, which is less than .5 of a mile from the proposed site, furthermore Avocet Design has recently been approached with regard to Nos.4 & possibly 6 Crease Drove.

It is becoming evermore apparent that generally people do not have time to maintain large gardens due to their busy lifestyles. The properties as stated above although they have been modernised & vastly improved the large gardens are of the era when large gardens were used to provide vegetables etc in order to feed families.

It is sincerely hoped that the Planning Authority can also take a logical /pragmatic view of this proposal, keeping in mind the back land building that has already taken place as stated above.

Should further information or discussion be required, please do not hesitate to contact Avocet Design.