

Design and Access Statement

Site:- Land to the rear of 44 South Street Crowland. Peterborough PE6 0AJ

Applicant:- PEM Developments Ltd. Walnut Cottage, Braceborough, Stamford. PE9 4NT

Proposal:- Single Storey 2 bed dwelling with off street parking off South Street.

Revision:- 8th Feb 2023

1. BACKGROUND.

No. 44 South Street is a fairly traditional bungalow which is in need of some refurbishment with dual access of South Street and Thorney Road with a through drive. With an additional single garage and driveway for further parking,

The Present owner PEM Developments are seeking the council's approval for a 2-bedroom bungalow. The site currently has planning approval for a detached 2 bed 2 storey dwelling ref H02-0753-21.

These proposals allow for a more sympathetic design of dwelling, which will respect the street scene along Thorney Road, with its traditional style buildings and neighbouring bungalow. This application represents an excellent opportunity to add an additional home within a built-up area of Crowland & will provide much needed homes.

2. PLANNING

2.1 Application: - The application site already has approval H02-0753-21 and this new application is submitted for the full approval of a proposed single storey bungalow (Use Class C3).

The proposal is for a new dwelling with associated parking off South Street. .

The following accompanies the application:

- Block Plan
- Location plan
- Design-Plans & Elevations
- Design and Access Statement
- Flood Risk MAPS (surface water and sea)

- HIA
- Biodiversity Check

2.2 The Applicant: - PEM Developments Ltd.

2.3 The Site: - The site is predominantly Fronting Thorney Road see attached photographs and Block plan for dimensions but would have vehicle access and parking off South Street. There is no agricultural tenancy over the site.

2.4 Planning Policy: - The plot is suitable for consideration under the Town & Country Planning the New application for a dwelling house should be permitted under normal planning conditions. As proven under the current approval H02-0753-21.

PROPOSED DEVELOPMENT

3.1 Use: - The proposal is for the construction of a 2-bed roomed single storey dwelling. The building will give habitable accommodation over ground floor along with an area within its curtilage for private amenity, bin storage and parking. The property will also benefit from having pedestrian access to both Thorney Road and South Street.

3.2. Vehicular Access: - Will be off the existing driveway accessed off South Street the following is confirmed: - The existing access will be no less than 3.5m for a distance of 10m from the carriageway. Allowing for 2 car parking spaces. The existing dwelling has sufficient land under its control to achieve these dimensions. This can be detailed through an appropriately worded condition.

3.3. Scale and Visual Impact: - The proposal is to construct a building for residential use. There will be no adverse impact on neighbouring properties.

3.4 Appearance: - The design floor plans & elevations accompanying the application demonstrate how the building sits within the surroundings. The proposal reflects the linear design of the street to create a sympathetic addition. Particular attention has been paid to the traditional features of the buildings which have been incorporated into the scheme.

3.4.1 The external walls will be red brick to maintain the current traditional appearance of existing buildings, the windows will be white UPVC flush casement & the location of windows openings have also been minimised to preserve any undue overlooking. Door will be Composite Coloured.

3.5 Amenity/Parking: - The dwelling house will be able to utilise parking areas within the existing site. 3 spaces allocated. With a gravelled drive

3.6 Flood Risk: - The site is NOT located within a Flood Zone. See attached Environment Agency flood Maps for flood info from river and surface water. “

3.7 Sustainability: - The environmental impact of the proposal would be minimised by the use of sustainable technologies.

3.8 Contamination: - There is no evidence of contamination on site.

3.9 Noise: - The proposal will have no adverse noise impact on adjacent properties.

3.10 Privacy: - The proposal will have no adverse impact on adjacent neighbours and appropriate boundary treatments can be used to prevent any overlooking.

3.11 Services: - Services will be provided to the site. Sewage will be disposed of by connection into the private drains on site, which in turn connect onto the main sewer in Thorney road.

3.12 Landscaping: - The rear garden will be turfed with some small, selected areas of shrubs, the driveway is to be gravel, there will be a small area of patio to serve the dwelling. They will be a ramped access in accordance with Doc M of the building regs.

4. Conclusion: - The proposal is for the planning approval on an infill plot front Thorney Road (C3) This proposal has been designed to be sympathetic to the wider area of Crowland and will provide for much needed new residential dwellings within a built-up area.

- 4.1. We trust that the Local Planning Authority will be able to consider the application with positivity.

FRA MAPS

Select the type of flood risk information you're interested in. The map will then update.



Flood Map from Rivers and or

sea

Learn more about flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding

Location

PE6 0AJ



Extent of flooding from surface water
 ● High ● Medium ● Low ○ Very low

Site

PHOTOS



Garage & Drive to 44

Existing drive through
To Thorney Rd

Existing Dwelling 44 South Street.



Existing Hedge Row
Removed and replaced

Existing drive through
To South Street

Site Frontage

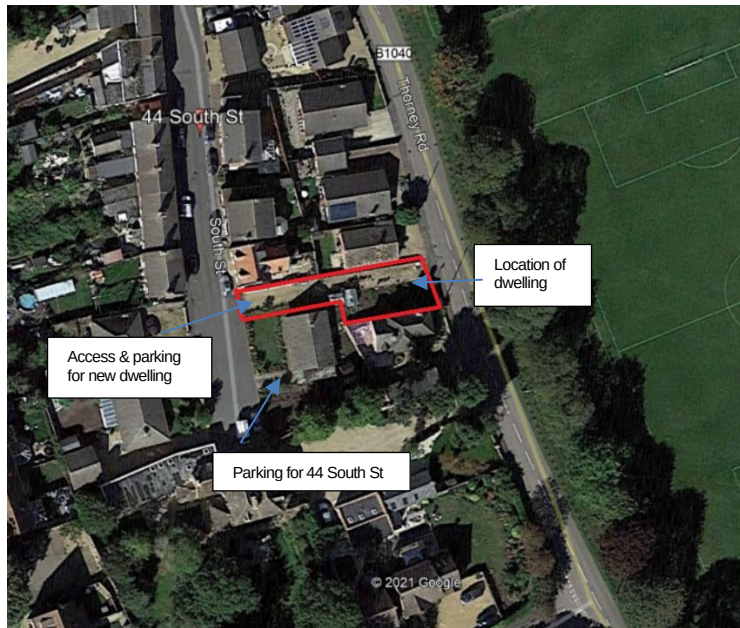


Dwelling to Left of Plot



Typical New Build on Thorney

road



Over Head View.



View looking left on leaving the proposed parking area.

View looking left on leaving the



View looking right from proposed parking area,

Parking for proposal

View looking right from



South St

Typical properties in