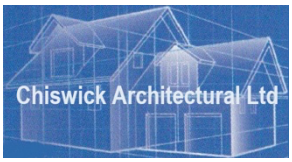
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PLANNING APPLICATION FOR CONSTRUCTION OF A CHALET BUNGALOW AND SINGLE GARAGE ON LAND FACING HEREWARD WAY, PE6 0BL AND TO THE REAR OF 38 REFORM STREET, CROWLAND, PE6 0AN

DESIGN AND ACCESS STATEMENT

1. OVERVIEW

The proposed chalet bungalow is to be built facing Hereward Way, which is an Adopted single track, kerb less, tarmac surfaced lane. The home will require the issue of a new postal address.

There is currently a ditch at the road boundary of the site, which it is proposed to pipe as has been carried out along the rest of Hereward Way, to both sides of the plot.

2. PREVIOUS PLANNING PERMISSION

Planning Permission was granted on 3rd March 2022 (Ref. H02-1292-21) for a detached chalet bungalow and triple garage on the site of the new application.

The application was based on the applicant, Mr Brooks, having the new house built and occupied by his ex-wife, while he would continue to live in his home, 38 Reform Street.

Following the granting of Planning Permission, it was decided that they would jointly buy and occupy another house in the locality.

38 Reform Street and the Hereward Way building plot are now separately sold.

3. PROPOSED CHALET BUNGALOW

The design of the house relating to the previous Planning Permission was driven by the specific requirements of the proposed occupant, Mrs Borland.

The new ownership situation has negated the need for the previous three-car garage, which has resulted in a revised boundary of the site. Planning Officer advice confirmed that a new full planning application is required.

Given this requirement, the new owner has asked for a revised, less prescriptive design than the previous one.

The building footprint is one metre deeper and three hundred millimetres longer than the earlier one; roof pitch is revised to maintain the same ridge height; the building is set back further from the road edge; drainage outfalls will not be substantially greater.

This Design and Access Statement relates to the construction of a chalet bungalow, having a kitchen, lounge / diner, utility room, study, bedroom, ensuite bathroom and cloakroom at ground floor; two bedrooms and bathroom at the upper floor within the roof; a single garage to the rear of the plot, with drive access to Hereward Way.

The proposed construction materials are to be yellow buff facing brickwork to the walls, with brown interlocking pantiles to the roof.
Final choice of materials is to be subject to consultation with South Holland DC Planning officers.

The house will be of a higher energy efficiency than required current Approved Document L1, including better U-values to all elements, underfloor heating and ground-source or air-source heat pumps.

As the proposal lies within the South Lincolnshire Strategic Flood Risk “Danger for most” designation, the finished floor level will be set 750mm above the ground level on the site. Also, relevant construction details for flood proofing / resilience and resistance will be incorporated, as recommended in ‘Improving the flood performance of new dwellings’ CLG (2007). See accompanying Flood Risk Assessment.

4. SUMMARY OF AREAS

Overall plot area 486 m^2; 0.048 ha.

Chalet Bungalow Ground floor GEA = 89 m^2.
GIA = 77.6m^2; First floor GIA = 33.6 m^2.
Total GIA = 77.6 + 33.6 m^2 = 111.2 m^2.
Garage GEA = 27m^2.

5. VEHICLE ACCESS

Access to and from the proposed garage and on-site parking is to be over permeable block paviour surfacing (SUDS), graded to fall from the garage floor level towards Hereward Way, with a channel drain to connect into the newly piped ditch. All to Anglian Water and North Level Drainage Board specifications.

Car parking allowance is for two / three medium sized cars, which is the number proposed in the previous Planning Permission.

6. LANDSCAPING

The existing row of 5 to 6m high Leylandii along the Hereward Way boundary is to be removed, with the frontage area to be pathed and grassed following construction of the house. Removal of the Leylandii will not be undertaken until after July, to follow the bird nesting season.

The plot is currently overgrown and will be landscaped by the occupant, to approval.