
Design and Access Statement

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

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

Proposal:- New 2 bed dwelling with off street parking

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 owners Through Morris Developments are seeking the council's approval for a 2-bedroom infill plot dwelling. The proposals allow for the sympathetic design of the dwelling, which will respect the street scene along Thorney Road, with its traditional style buildings. This application represents an excellent opportunity to add an additional starter home within a built-up area of Crowland & will provide much needed homes.

2. PLANNING

2.1 Application: - The application is submitted for the full approval of the proposed dwelling houses (Use Class C3).

The proposal is for a new dwelling houses with associated parking.

The following accompanies the application: • Location Plan • Block Plan • Design-Plans & Elevations • design and Access Statement • Flood Risk MAPS

2.2 The Applicant: - Morriss 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 off South Street. There is no agricultural tenancy over the site. 44 South St currently benefits from an existing access off Thorney Road and South Street which is used the one used most to serve the house.

2.4 Planning Policy: - The plot is suitable for consideration under the Town & Country Planning the New dwelling house should be permitted under normal planning conditions.

PROPOSED DEVELOPMENT

3.1 Use: - The proposal is for the construction of a 2-bed roomed dwelling house. The building will give habitable accommodation over 2 floors along with an area within its curtilage for private amenity and parking.

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.

3.6 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 of 44 South Street which in turn connect onto the main sewer.

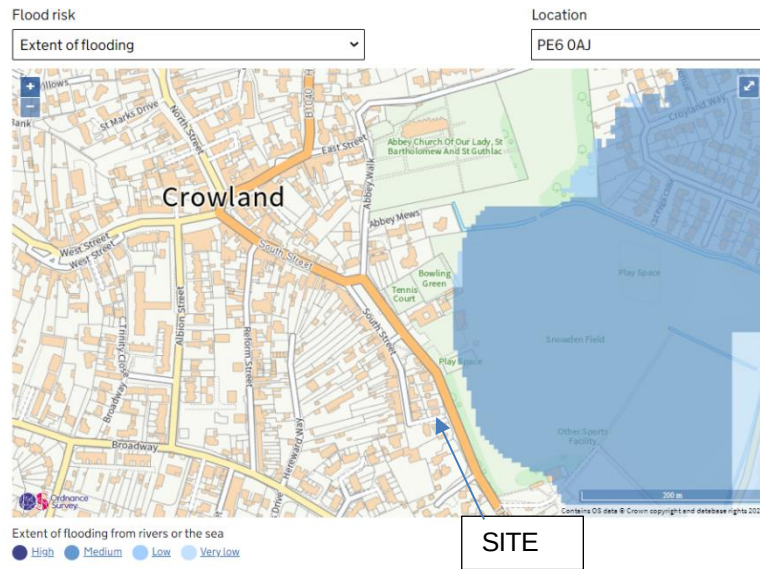
3.12 Landscaping: - The rear garden will be turfed with some small, selected areas of shrubs, the driveway is to be gravel, there will be a small area of patio to serve the dwelling. They will be a ramped access in accordance with Doc M of the building regs.

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.

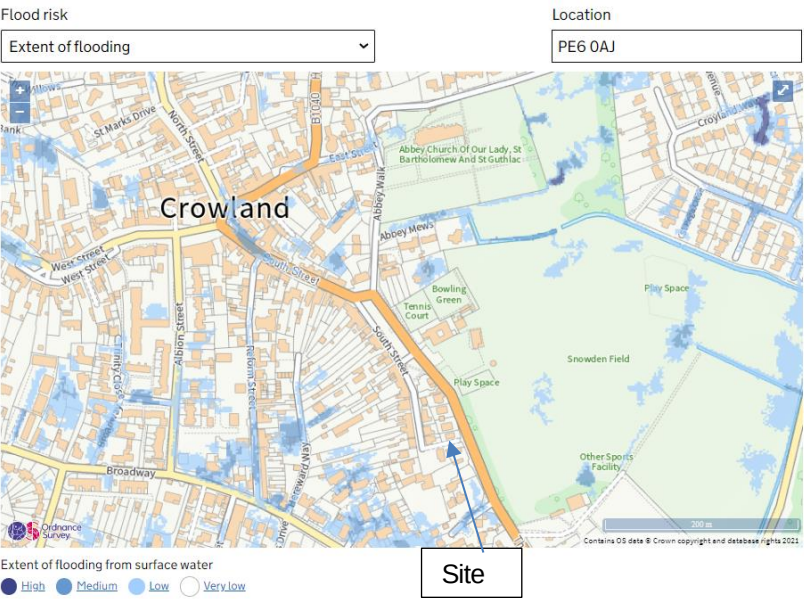


Flood Map from Rivers and or

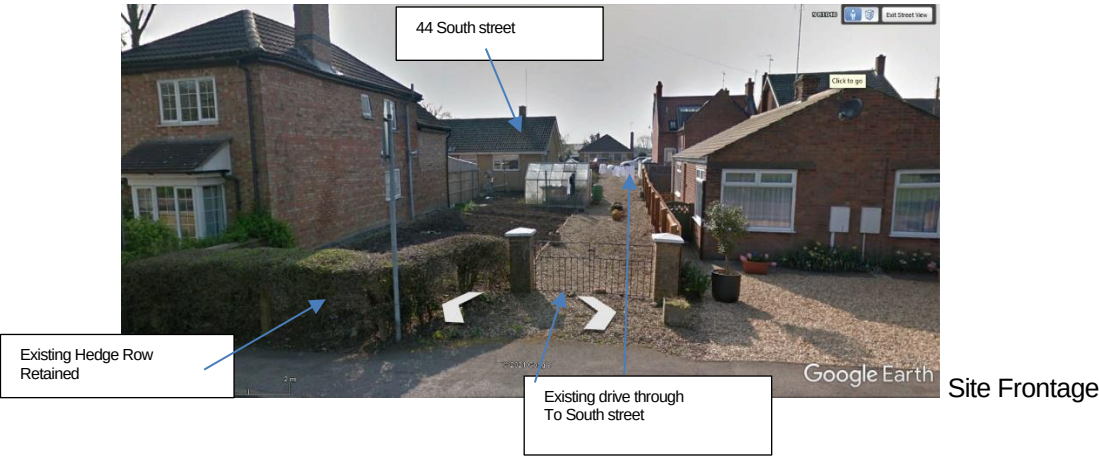
sea

Learn more about flood risk

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



PHOTOS



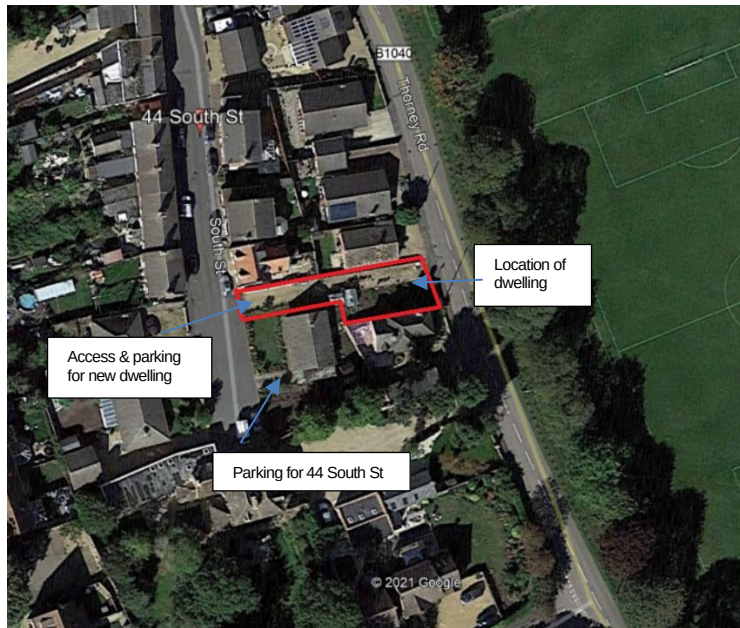


Dwelling to Left of Plot



Typical New Build on Thorney

road



Over Head View.



proposed parking area.

View looking left on leaving the



proposed parking area,

Parking for proposal

View looking right from



South St

Typical properties in