Morton & Hall Consulting Limited

Consulting Structural Engineers & Building Design

Email: info@mortonandhall.co.uk Website: www.mortonandhall.co.uk

Your ref:
Our ref: H9216/MH/mh
Date: 11 December 2023

1 Gordon Avenue
March
Cambridgeshire
PE15 8AJ

Tel: 01354 655454

DESIGN & ACCESS STATEMENT

FOR PROPOSED DWELLING TO THE REAR OF

59 - 61 POSTLAND ROAD, CROWLAND, PE6 0JB

1.0 INTRODUCTION

It is proposed to submit a Full Planning Application to South Holland District Council for the erection of a single dwelling and garage at the above site.

Documents with the application include a Biodiversity Checklist, Design & Access Statement, Flood Risk Assessment, Application Form and existing and proposed planning drawings.

2.0 CONSERVATION AREA/LISTED BUILDING

The site is not located within a conservation area or within or adjacent the grounds of a listed building.

3.0 VEGTATION

There is no vegetation over or adjacent the site that would be affected by this proposal.

4.0 DRAINAGE

There is a main sewer along Postland Road where the proposed foul drainage would be connected in to.

The plot does allow for a rainwater soakaway to be set 5m from all buildings and 3.5m from all boundaries in accordance with Building Regulations.

With in this part of Crowland soils are generally Fenland Silty Soils which do allow for drainage through subsoils.

5.0 HIGHWAYS

Access to the site is via Postland Road where there is an existing access.

The existing access does allow for this to be widened out to 5m x 10m in accordance with County Council requirements and does allow for 2.4m x 43m visibility splays in both directions, which are shown in the design drawings which is in accordance with highway guidelines for a 30mph zone.

For the existing dwelling, there is adequate parking and turning all within the front of the site and a small detached garage is shown at the rear of the site.

The proposed dwelling does have 3 parking spaces including for a garage and a turning head to ensure vehicles enter and exit the site in a forward gear.

6.0 FLOOD MAP

On reviewing the Environment Agencies Flood Map this site is located within Flood Zone 3.

A Flood Risk Assessment accompanies the application.

On reviewing the Environment Agencies Flood Map further, on the site there is no surface water flooding shown.

7.0 AMENITY AREA

The proposal allows for substantial amenity area to be left for the existing property.

The proposed plot also allows for a large private garden area.

Immediately south of the site there is a parking area and driveways are not private gardens.

8.0 SETTLEMENT

This site is within the defined settlement of Crowland, and the surrounding area is characterised by residential dwellings of various styles.

9.0 SITE HISTORY

There is no site history found on South Holland District Councils Public Access for this site.

10.0 PRINCIPAL DEVELOPMENT

The site is located within the defined settlement of Crowland which is a large settlement within the district of South Holland.

The principal of residential development at this site is therefore satisfactory.

11.0 CONCLUSION

The site is considered to be in accordance with Policies 1, 2 & 3 of South East Lincolnshire's Local Plan dated 2019.

The site is within the built up area of Crowland.

There will be no overshadowing with the proposed onto adjacent dwellings.

On reviewing Postland Road, Crowland and other areas of Crowland within the built up form, there does not appear to be any areas where the four bedroom chalet with garage could be located in a lower risk area.

The proposal would provide wider sustainability benefits to the community and would also be safe for its lifetime without increasing the flood risk elsewhere.

The proposal provides additional housing located within the built up form and sustainable location of Crowland.

The proposal is to allow for floor levels to be 500mm above the existing ground level.