

Chalet Bungalow
Postland Road, Crowland

DESIGN AND ACCESS STATEMENT

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The enclosed statements are based on guidance requirements for Design & Access Statements prepared by CABA (Commission for Architecture & the Built Environment)

DESIGN STATEMENT - CHALET BUNGALOW, POSTLAND ROAD

INTRODUCTION

A previous planning application was submitted and validated on the 11th October 2018 application number H02-1015-18 and refused planning on the 06th December 2018. The application for two semi-detached chalet bungalows was refused because the planning officer thought that the development of two properties were located on a size of plot which would ordinarily accommodate one detached dwelling. Therefore the proposal would result in a cramped form of development in the context along Postland Road and would be out of keeping with the existing character of the area.

The planning officer recommended submitting revised drawings for a proposal incorporating one detached dwelling.

A pre-application advice application reference PE-00365-19 was considered on the 20th August 2019 for the proposal of two detached properties. The advice was that the proposal would result in the development of two properties on a size of plot which would usually accommodate one detached dwelling.

1.0 SITE CONTEXT & PLANNING POLICIES

The site is located on Postland Road the B1166 road in Crowland.

The dwellings within the local area and along Postland Road are predominantly housing and mainly two storey houses, chalet bungalows and bungalows. To the north of the site a small development of chalet bungalows are currently under construction.

The site is currently vacant and overgrown.

We believe this proposal on this site is in accordance with local planning policies for this area.

The proposal has little impact on public services in the area.

2.0 USE OF THE SITE

The proposal is for a detached chalet bungalow, double garage, two car parking spaces and private gardens.

3.0 LAYOUT

The proposed block plan illustrates the layout and how the chalet bungalow is accommodated on the site showing the area for the double garage, car parking spaces and garden.

The layout is determined by the access position located to the south of the site from Postland Road.

The chalet bungalow is located to the north of Postland Road and set back from the access road and the double garage positioned to the south of the site.

Bin storage space is provided and is to be located to the side of the dwelling in the garden.

4.0 AMOUNT & SCALE

The size of the chalet bungalow is low in density and scale and appropriate for the site.

The proposed chalet bungalow has been designed in keeping and in scale with the surrounding bungalows and houses.

The rear garden is of an acceptable size with garden fencing on the boundaries.

5.0 SCHEDULE OF ACCOMODATION

A three bedroom bungalow with double garage and two car parking spaces.

6.0 DESIGN & APPEARANCE

The proposed bungalow is designed to be compatible with the character of the existing surrounding dwellings and recently built dwellings along Eastland Road.

The architectural style proposed is a traditional brick built style sympathetic with the character of the local area and comprising of red coloured facing bricks, grey plain roof tiles and brick detailing.

7.0 LANDSCAPING

Planting is proposed to the front of the dwelling to the west and east boundaries, adjacent to the driveway and car parking spaces. Cottage garden shrubs will be included.

The proposal will include 1.8m high close boarded fencing to the north, west and east boundaries.

8.0 VEHICULAR & TRANSPORT LINKS

The vehicular access is from Postland Road and Postland Road is a adopted road.

The proposal will add little extra movement to the roads and footpaths and will therefore have some minor additional impact on the surrounding movement network.

9.0 INCLUSIVE ACCESS

The dwelling is designed to comply with Part M of the Building Regulations for external access and internal design

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