

H03-0407-17 The Cottages
Design and Access Statement page one

USE - The proposal is for one dwelling and double garage for domestic use. The site is used as a domestic garden at the moment.

AMOUNT – The proposal is for 4 bedrooms to be used as a family home. The site is 0.27 hectares.

LAYOUT - The preferred layout would be with the garage opposite the access at the rear of the site and the dwelling in the centre of the site. Both buildings to face south for the benefit of the solar panels mounted on the garage and house roof. The site is surrounded by trees so the landscaping would include grass, flower beds and bushes. This would extend all over the site except for the access driveway. The drive design to enable vehicles to turn round. Disabled access to be provided.

SCALE - The garage and wood store dimension to be 9 metres wide by 8 metres deep and a ridge height of 6.5 metres. The house dimension to be 18 metres by 18 metres with a ridge height of 7.7 metres.

ACCESS – The site benefits from an existing shared access to the main road and footpath which is suitable for vehicles and pedestrians. The site is opposite Hospital Farm which is where the bus service stops. Buses go to Market Deeping and Spalding.

SUSTAINABILITY – The proposal is sustainable as it may be accessed by public transport as mentioned above. Also there is a primary school a short walk away. Slightly further past the school there is a farm shop with a wide range of food items available without the need to use a car. The proposal includes the use of solar panels and biomass heating which combined with a high level of insulation which makes it a low carbon dwelling.

LOCAL PLAN – The South Holland District Local Council Plan is out of date. The Council do not have a 5 year supply of housing. This application should be considered as a quality “*infill*” proposal.