DESIGN & ACCESS STATEMENT

Client: Mr R Lampen

Project: Proposed dwelling adjacent 100 Station Street, Donington, Spalding, Lincolnshire

Ref: 022301

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Date: 10.03.23

INTRODUCTION

This application is for full planning permission.

The proposed site is located off Station Street to the side of no. 100. No. 100 is a semi-detached 3 bedroom house with existing vehicular access off Barnes Road.

The site was granted outline planning permission in December 2020 (permission ref H04-0968-20).

The site was previously the side garden to no. 100 and is also adjacent Barnes Road from which access would be gained.

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, Inset Map No. 4.





Views of site

USE

The proposed use is for 1 no. dwelling house.

AMOUNT

The proposal is for 1 no. dwelling with 3 bedrooms (approx GIFA of 93.83 sq.m.). The application site area is approximately 0.02 ha.

LAYOUT

The dwelling fronts onto Barnes Road and has a driveway to one side. The existing established garden to the north-west is retained as garden.

Internally, there is a living room to one side and a kitchen/dining to the other side off a central hallway. There is a WC located below the stairs. At first floor there are 3 bedrooms (one with ensuite) and a bathroom.

Windows have been positioned to avoid potential overlooking of neighbours.

SCALE

The scale is in keeping with the surroundings (which are all 2 storey dwellings). It is considered that the proposal fits proportionately within its site. The north west elevation aligns with the north west wall of no. 100.

The roof form is hipped (as is no. 100). It is considered that this roof form is appropriate for a corner property.



Two storey dwelling (no. 100)

LANDSCAPING

It is proposed to retain the majority of an existing privet hedge which provides natural screening to the garden. The garden area will comprise lawn as will the front garden fronting Barnes Road.

Hard landscaping will comprise paving flags for footpaths and gravel for the driveway.

APPEARANCE

The front elevation (fronting Barnes Road) is symmetrical and proportionate. The centrally positioned front door has an open porch above. The north west elevation has slightly larger openings as this is the elevation that addresses the private garden.

Materials will comprise brick walls (with brick detailing at the eaves and above openings), tiled roof and windows/doors of upvc (composite doors).

ACCESS

Barnes Road is a small cul de sac and as such experiences light traffic. The parking provision meets the SELLP 2011-2036, Appendix 6: Parking standards. Furthermore 2m x 2m pedestrian visibility splays can also be achieved, offering pedestrian safety.

There is a pedestrian footpath adjacent the site linking the site to the centre of the village and local amenities.



View east along Barnes Road from driveway location



View west along Barnes Road from driveway location

PLANNING

The South East Lincolnshire Local Plan 2011-36 identifies Donington as a 'Main Service Centre' with a defined settlement boundary.

The site was granted outline planning permission in December 2020 (permission ref H04-0968-20).



South East Lincolnshire Local Plan, Inset Map No.4 (extract)

FLOOD RISK

The application site is in Flood Zone 1 (not requiring the submission of a flood risk assessment) and reference can be made to the EA Flood Map submitted as part of this application.

CONCLUSION

The site was granted outline planning permission in December 2020.

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, Inset Map No. 4, and it is in Flood Zone 1.

Through efficient space planning, a modest 3 bedroom house can be comfortably accommodated in a way that is not overbearing.