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Ref:J205-PDA

# PLANNING DESIGN AND ACCESS STATEMENT & FLOOD RISK ASSESSMENT

FOR
CAR PORT & CHANGE OF USE OF PADDOCK TO DOMESTIC CURTILAGE
100 QUADRING ROAD DONINGTON LINCS

FOR

## MR & MRS A USHER

**Introduction and the site: -**

My clients bought the property last year and wish to do some work on it. It has become apparent though that land that was deemed to be part of the householder site, is in fact not and instead part of the paddock that my clients also own. My clients have also built a wall and side patio (that houses a gazebo and hot tub) that also crosses the line between paddock and householder. The proposed car port will also sit on paddock land as it is at present, so this application is to try and address all these issues by taking the areas shown from the paddock and extending the householder site.

The drawings attached to this application better show the situation as it is presently and how the clients wish it to be including all the areas clearly marked.

**Flood Risk Assessment: -**

Part of the site is in both Flood Zone 2 & 3 and so an assessment needs to be carried out. The proposal is for a patio already constructed to the side of the cottage and built to existing ground levels. The other is for a car port. The car port does not require a ground bearing slab and instead covers the ground already there which is gravel. The assessment is that neither of the proposals create any more risk than it currently is as existing. The change of use of the land from paddock to householder does nothing to affect existing land levels and again will be as existing.

Regards

Julian Warrick