Design and Access Statement for Planning
Approval – 100 Station St, Donington, PE11 4UJ

Proposed site:

100 Station Street, Donington, PE11 4UJ

Site Area – 0.03 Hectares

Undertaken on behalf of: Nathan & Abi

DATE: April 2026

1. Introduction

1.1. Planning Application

This Design and Access Statement is to support the planning to change the use of the existing dwelling to offices Class E and extend existing outbuilding to use Class B2

1.2. The detailed drawings to accompany the application are:

Existing Plans and Elevations - P0101A Existing Drawings

Proposed Plans and Elevations - P0201A Proposed Drawings

Site Location Plan - P001 Site Location Plan

Design and Access Statement - P030DAS 100 Station St Donington

BNG Statement - BNG Statement 100 Donington Road

2. Summary

2.1. The Proposal

Change use of existing dwelling house to an office use Class E whilst extending the existing out building to allow B2 usage. Parking at the front of the property and a business sign above the door 500mm x 500mm

2.1.1 Existing Dwelling House is 98.7m2

2.1.2. Office space after change of use is 98.7m2

2.1.3. Existing outbuilding is 5.9m2

2.1.4. New outbuilding after Class B2 change of use is 21.9m2

Difference: + 16.0m2

2.2. Social context

The site is a semi detached property on the corner of Station Street and Barnes Road that has previously sold the corner land to house a bungalow. The village amenities include 2 schools, a park, a playpark, a teen skatepark, dwellings and businesses such as a public house, convenience stores, takeaways and restaurants, florist, independent shops, butchers, hair dressers, pet supplies and bigger companies like timber window manufacture, car maintenance and sales, waste management and lots more.

The Village is a thorough fair for traffic headed to/from Spalding, Grantham, Boston using the A52 as the main road that is used from residents, business owners and non direct passers by.

3. Consideration

3.1. The Proposal summarised above fulfils the National Planning Policy Framework along with the Central Lincolnshire Local Plan.

3.2.1. SA Accounts LTD is a family business changing the use that is currently split between 2 offices. The main office is based on the railway in Heckington at the Crossing Cottage which is being sold. The business was originally set up as Little Audit Services in 1979 and renamed a couple of years ago. The business has looked extensively for alternate office space and currently the marketplace for an office is very underwhelming. The choice lies between serviced office accommodation or a commercial unit. Both have their disadvantages which are not appealing. The idea to change the use of a dwelling arose to fulfil basic requirements such as adequate lighting that is not artificial, space that can be used as an office without significant works involved or sharing with other businesses and lastly accessibility for clients and future clients.

The office will operate during business working hours and occasionally weekends.

3.2.2. The property has dropped down kerb access to the side from barnes road to the outbuilding which will be extended to offer a business let space for a local welder. If the tenant does vacate the space can have alternate use such as storage for example storage or light mechanical use.

The presence of better sustainability such as solar panels will be utilised to bring the property up to better standards within regulations.

3.2.3. The extension does not take away any right of light or invoke any invasions of privacy to neighbouring properties. The extension finishes before the neighbouring property and the outbuildings guard any visual entity to reduce any privacy risk. Please see appendixes 3.

3.3. Visual amenity.

The front facade of the property will have minor alterations such as a new front door as the one present is tired and requires replacing. The style of an aluminium door would be preferred. The front hedge will be removed and the front garden will be gravelled to be able to park cars on. Request for a drop down kerb at the front of the property is seeked.

The property will have a bigger out building visible to the side of the property down Barnes Road. The door will be a garage door style white in colour with timber elevations and a metal corrugated roof.

3.4 Scale.

The extended outbuilding has been designed to consider other domestic and commercial garages that are in the local environment. The height is a little more than domestic garages with pitched roofs but by design accommodates lifting vehicles and storing building equipment.

The garage dimensions are 8m long 3.3m wide (external) with a ridge height of 4.2m

3.4. Parking.

Currently the vehicular access is poor. Parking is made on Station Street and is difficult to adhere to the highways 10m to the junction rules.

The new layout gives a pedestrian and vehicle access instead of a narrow corridor style access with 8ft conifers. The open front will allow full visibility of cars present on Station Road, Barnes Close & on to the A52 roundabout.

3.5. Drainage.

The property is on mains drainage which currently runs to the mains sewer system on Barnes Road.

3.6. Flood risk.

Surface level is “Very Low”

River and Sea is “Very Low”

Groundwater - outside flood alert area

Resevoirs - “unlikely in this area”

3.7. Heritage Statement. The proposed plans do not entail any alterations to listed or heritage interest buildings or landmarks. .

4. The Case for Permission

4.1. The Design.

The design has been undertaken sensitively to respect the existing aesthetics and layout of the site. The layout is designed with the owners usage in mind and the future along with the neighbours, levels of noise and consideration to lifestyles has been incorporated to be at a minimal disturbance.

4.2. Access.

The front garden is to be re-landscaped to accommodate a larger entrance with vehicular access.

4.3. Building Regulations. The design complies with all building regulations including soundproofing, heat insulating and construction principles.

4.4. Daylight and Privacy. The design is to not impede on any neighbouring properties and does not restrict any levels of light or privacy.

5.5. Sustainability and Climate Change.

5.1. Solar panels on the existing envelope are considered for the proposal.

6. Conclusions

6.1. The Proposal is presented to develop the property to accommodate a long standing business with a bright future by changing the use to Class E along with an outbuilding to rent under Class B2

6.2. With the submission of this application The Environment Agency, Planning Dept, Heritage and Highways are consulted in the development of this proposal. We ask for the application to be approved.

Appendixes:

Photographs of existing.



Image above: Front of the property



Image above: Rear of the property



Image above: Side of property from Barnes Road

We hereby ask for approval for planning permission Thank you