

DESIGN AND ACCESS STATEMENT

PROPOSED OUTLINE PLANNING APPLICATION FOR CONSTRUCTION OF DETACHED BUNGALOW & GARAGE AT 4 GOXHILL AVENUE DONINGTON SPALDING Lincs PE11 4SZ

Client : Mrs. R. Welsh 4 Goxhill Avenue Donington Spalding Lincs PE11 4SZ

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1 THE PROJECT

The proposal is to construct a detached single storey dwelling and garage.

As the project site is located within a Conservation Area [a *designated area*] and creates one or more dwelling houses and/or over 100m² of new floor space, a design & access statement is required to accompany the application.

2 THE SITE

- 2.1 Land adjacent 4 Goxhill Avenue, Donington, Spalding, Lincs. PE11 4SZ
- 2.2 OS Location plan is attached to the application.

3 DESIGN PRINCIPLES

3.1 The Design Principles applied to the development.

As all matters are reserved, other than the stipulation that this is a single storey building (to match the context of the immediate neighbours) there are no detailed proposals.

3.2 Steps taken to appraise the context of the development & how the design takes this into account

3.2.1 Surrounding buildings:

Both immediately alongside is a newly constructed rendered bungalow and on the opposite side of Goxhill Avenue is an older, rendered, bungalow. Both have pitched tiled roofs.

3.2.2 Surrounding landscape:

On Goxhill Avenue there is a mix of one- and two-storey dwellings. On the immediate East of the site is a small public park – open ground and trees.

3.2.3 Relevant planning policies:

National planning policy:

The National Planning Policy Framework [implemented in March 2012 and which replaces all earlier planning policy guidance notes] applies to this application. In addition to giving guidance on formulating local and community plans and to various specific planning issues and design standards, this document requires the planning authority to view all applications positively and so to only reject applications only where it can show the proposals are contrary to current planning policy in the creation of sustainable development.

Local planning policy:

In addition to the general planning policies of the South Holland District Council, the following Planning Policies apply to this site and to the objectives of the development:- The Council's housing policies encourage the construction of new dwellings to meet its housing target – but policy generally requires that these are located in existing settlements, one of which is Donington.

Neighbourhood planning policy:

As yet there is no “neighbourhood plan” which covers the application site.

3.2.4 Flood Risk Issues

The site is not in an area subject to risk of flooding.

Access issues

3.3.1 Access to the site itself:

There is an existing access to the site, leading to the public highway

3.3.2 Convenience of access to all / inclusivity:

The buildings will be accessible to all sections of the community.

3.3.3 Access to public transport:

There is a good bus service to Spalding, the nearest stop located on High Street.
The site is located in a town centre, with no requirement for local public transport.

3.3.4 LPA Policies:

3.3.5 Building Regulations Requirements:

Part M of the Building Regulations sets out detailed requirements regarding access widths, steepness of ramps, level access, door widths, sanitary accommodation etc., both to dwellings and (ore demanding) to public/commercial developments. These are well known & so not worthy of repetition here.

These requirements have been fully taken into account in the design proposals submitted.

Disabled access to the site and building:

Vehicular access is available on to the site / to the public highway adjacent to the site, with the possibility of a ramped access into the building.

Emergency services:

The buildings are sufficiently close to the existing public highway to meet requirements.

Service vehicles and deliveries:

The buildings are sufficiently close to the existing public highway to meet requirements.

3.3 Consultations, particularly regarding access issues:

3.4.1 Neighbours:

Immediate neighbours have not been consulted.

3.4.2 Parish Council:

The local Parish Council has not been consulted.

3.4.3 Local Planning Authority:

The local Council has not been consulted.

3.4.5 Local Highway Authority:

The Highways Department has not been consulted.

4 Conservation Area Considerations:

4.1 Historical & special architectural features:

There are no major issues affecting this application. The site is open lawn attached to an unlisted house and flanked by a newly built single storey dwelling.

4.2 **Features mentioned in the Listing:**

As the application does not affect a Listed Building, there are no issues affecting this application

4.3 **The setting of the Listed Building:**

As the application does not affect a Listed Building, there are no issues affecting this application.

4.4 **Policy & conflict with Disability Discrimination Act and/or Part M of the Building Regulations, with regard to access:**

There are no conflicts.

See 3.3.5 (above)

4.5 **Policy & conflict with regard to special architectural interest or historic importance:**

There are no conflicts.

4.6 **Policy & conflict with regard to the building's setting:**

There are no conflicts.

5 **CONCLUSIONS**

- 5.1 The site is part of an overly large garden attached to no. 4 Goxhill Avenue. However a very generous garden will remain attached to the existing house.
Recent precedent has established the acceptability of constructing new dwellings on Goxhill Avenue.

In view of the scale of the immediate neighbours, it is proposed to limit the construction to a single storey building. This also eliminates possible overlooking issues with immediate neighbours, particularly with regard to the retained garden attached to no. 4.

As the application is being made at outline stage, with all matters reserved, detail considerations regarding design, materials, fenestration patterns etc. will be a matter for determination at the time that a reserved matters application is submitted.