

Date: 16/7/22
Ref:J162-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR
PROPOSED DWELLING
SIDE OF SILENI
TOWN DAM LANE
DONINGTON LINCS

FOR

MR & MRS J BROOKES

Introduction and the site: -

The site is part of the garden area to 'Sileni' and is within the development boundary of Donington. There is also currently an application on the site adjacent for six properties (reference H04-0425-22) which has been allocated for housing development.

At present 'Sileni' and its annexe is accessed via an existing private drive and there are 2 individual drives off the private drive for parking and the proposal will share the annexe individual drive entrance.

The Black Sluice I.D.B. controlled surface water drain to the rear of the proposal needs a clearance strip for maintenance purposes and we will ask for a reduction of 6m from the building to the closest part of the drain in line with the extensions approved for 'Sileni' and H04-0899-14.

Use: -
The proposal is to create a good size dwelling with parking on a good sized plot for domestic use.

Amount: -
The creation of a good size property for domestic use.

Layout: -
The layout of the site is better explained by the drawings. The properties benefit from good space all around the proposal.

Scale: -
The scale of the buildings is better explained by the associated drawings.

Landscaping: -
See the latest drawings for the landscaping of the site. The concept is to maintain a level of openness around the building that also offers privacy using a more natural approach reflective of its location.

Appearance: -
The appearance is courteous to the adjacent building 'Sileni'.

Access: -
You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principal door access into the building is fitted with a level entry threshold which allows wheelchair access.

Sustainable Design: -
4kW solar panels fitted to the roof. 7kW car charger fitted to front of property. Timber framed property offering good values of insulation.

Flood Risk Assessment: -
The site is in Flood Zone 1 and does not require an assessment report. However we will keep the ground finished floor level 300mm above general ground levels.