DESIGN & ACCESS STATEMENT

FOR

D & S Factors

AT

1 Pinder Lane
Donington
Spalding
Lincs



Weston Design Ltd
2 Austendyke Road, Weston Hills, Spalding, Lincs. PE12 6BX
Tel: 01775 724171

1. Introduction

This Design & Access Statement accompanies a planning application for a proposed extension to the existing portal frame building at 1 Pinder Lane, Donington.

It should be read in conjunction with the following drawing:

Drawing No's. WES/1674/14/00
WES/1674/14/01

This Design and Access Statement has been written to meet the requirements of Article 4c of the Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2006.

When preparing this application the following policies have been taken into account:-

SOUTH HOLLAND LOCAL PLAN JULY 2006
Policy SG1 – General Sustainable Development
Policy EC3 – Existing Employment Areas/Premises

These policies form the basis upon which this application has been designed.

2. Background

D & S Factors has operated from this site since 1981. It employs 8 full time and 1 part time members of staff. The Company specialises in the manufacture and supply of agricultural wheels and tyres to the both the local and national community.

3. The Site

The site is situated on Pinder Lane which is a no through road that serves this premises and a neighbouring house.

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4. Use

The Company specialises in the manufacture and supply of agricultural wheels, this current extension is required to provide additional undercover storage area for materials.

5. Amount

The extension is 12.02m at the widest point x 18.3 m deep creating approximately 201 sq m extra floor space.

6. Appearance

The existing building is steel cladding and all materials are to match existing as closely as possible.

7. Access

There are no proposed changes to the existing access into the site due to this application.

The approval of this change of use application would not generate any more traffic to and from the site but merely seeks to improve the daily operational facilities of the business.

8. Conclusion

The proposed extension has been designed to compliment the existing character of the host building and the proposed materials will also match as closely as possible to the existing.

The traffic volume to and from the site will remain the same and the extension will be fully compliant with relevant Building Regulations.

This document suggests that this application complies with the relevant planning policies and therefore may we respectfully request that this application be approved.

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