

DESIGN & ACCESS STATEMENT

Client: Mrs M Pikulski

Project: Proposed building plot, 100 Station Street, Donington, Spalding, Lincolnshire

Ref: 092003

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Date: 26.10.20

INTRODUCTION

The proposed site is located off Station Street to the side of no. 100. No. 100 is a semi-detached 3 bedroom house with existing vehicular access off Barnes Road.

The site is currently the side garden to no. 100 and is also adjacent Barnes Road from which access would be envisaged. It is proposed that the existing side conservatory would be removed from no. 100 and the single side door bricked up which would leave no openings on the side wall of the existing house.

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, Inset Map No. 4.



View of site

This application is for Outline Planning approval with all matters reserved (matters reserved to be 'access', 'appearance', 'landscaping', 'layout' and 'scale').

USE

The proposed use is for 1 no. residential building plot.

AMOUNT

The proposal is for 1 no. dwelling. The application site area is approximately 0.02 ha.

LAYOUT

The layout would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD01 demonstrates that 1 no. dwelling (a bungalow is shown) can comfortably be accommodated without any detrimental effect to surrounding properties.

SCALE

The scale would be determined at Reserved Matters stage.

Notwithstanding this, it is considered that a single storey dwelling would be appropriate and the submitted drawing PD01 demonstrates that a 2 bedroom bungalow can be accommodated without any detrimental overlooking effect to surrounding properties. The immediate context comprises two storey dwellings, however, none of these directly overlook the site.



Two storey dwelling (no. 100)

LANDSCAPING

The landscaping would be determined at Reserved Matters stage.

APPEARANCE

The appearance would be determined at Reserved Matters stage.

ACCESS

The details of access would be determined at Reserved Matters stage.

Notwithstanding this, drawing PD01 demonstrates that a safe vehicular access is achievable from Barnes Road. Barnes Road is a small cul de sac and as such experiences light traffic. The drawing PD01 demonstrates that parking provision meets the SELLP 2011-2036, Appendix 6: Parking standards. Furthermore 2m x 2m pedestrian visibility splays can also be achieved, offering pedestrian safety.



View east along Barnes Road from driveway location



View west along Barnes Road from driveway location

Drawing PD01 indicates that space is possible for driveways/parking provision for both existing no. 100 and the proposed new dwelling.

There is a pedestrian footpath adjacent the site linking it to the centre of the village and local amenities.

PLANNING

The South East Lincolnshire Local Plan 2011-36 identifies Donington as a 'Main Service Centre' with a defined settlement boundary.



South East Lincolnshire Local Plan, Inset Map No.4 (extract)

A member of the applicant's family have spoken with SHDC planning officer, David Grant, on 21.10.20 to discuss the concept of a single building plot to the side of no. 100 Station Street. David gave positive feedback particularly if the car parking provision could be met.

FLOOD RISK

The application site is in Flood Zone 1 (not requiring the submission of a flood risk assessment) and reference can be made to the EA Flood Map submitted as part of this application.

CONCLUSION

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, Inset Map No. 4, and it is in Flood Zone 1.

The site lends itself to that of a building plot in terms of location, layout, approach and safe access, and there are numerous examples of this type of development across South Holland.

It is demonstrated on the submitted site plan that the site is of an adequate size and proportions to accommodate 1 no. dwelling in a way that is not overbearing and can meet the current planning policy for car parking.

Safe pedestrian access is also possible and there is safe pedestrian access into the centre of Donington which is classified in the SELLP as a Main Service Centre with a number of local amenities.

Initial pre-planning liaison with SHDC, undertaken by the family of the applicant, has received a positive response from the planning officer, David Grant.