

DESIGN & ACCESS STATEMENT

Client: Mr Adrian Wright
Project: Proposed dwelling 14 Cross Street, Fleet, Spalding, Lincolnshire
Ref: 082202
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INTRODUCTION

This application is for full planning permission.

The site is currently part of the generous [half acre] grounds to no. 14 Cross Street. Both the bungalow and outbuilding are set well forward leaving a very large garden area to the south.

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, Inset Map No. 5.



No. 14 outbuilding to the north-east



No. 14 bungalow to the north-west



Proposed area of site for chalet



Proposed area of site for garage

USE

The proposed use is for 1 no. domestic dwelling (chalet) with a detached domestic garage [with hobby room attic space).

AMOUNT

The existing grounds of no. 14 are approximately 0.21 ha (0.51 acres). This is considered a very generous garden for a 3 bedroom property.

The proposal is for 1 no. dwelling with 4 bedrooms (approx GIFA of 308 sq.m.) and a detached garage [with hobby room attic space] (approx GIFA of 339.7 sq.m.). The application site area is approximately 0.15 ha (0.37 acre).

LAYOUT

The dwelling will be positioned to the eastern side of the site and the garage will be located to the western side.

The dwelling is designed so that there is no overlooking to the neighbouring property to the east. Only the utility room and kitchen have a window to the east elevation. The bathroom and en-suite at first floor have rooflights with obscure glazing.

The garage is positioned so as to have minimal visual impact to the property to the west. The garage is at an angle to the western boundary.

SCALE

There is a mix of scale along Cross Street. To the east there is a bungalow (no. 18). To the west is a chalet (Green Lodge). Across the road there is a mix of bungalows and houses.

The proposal for the chalet is in keeping with the scale of the surrounding context (notably Green Lodge).

The garage is single storey scale which utilises the attic space as a hobby room.



Bungalow to east (no. 18)



Chalet to west (Green Lodge)

LANDSCAPING

Soft landscaping will generally be laid to lawn.

Hard landscaping will comprise gravel for the driveway and paving slabs for footpaths.

A garden wall is proposed to separate the existing no. 14 bungalow from the application site.

APPEARANCE

The overall appearance is in keeping with the surrounding context, in particular to the chalet to the west.

ACCESS

The existing access point (between the no. 14 bungalow and the existing outbuilding) will be utilised as the means of access for both vehicles and pedestrians.

The no. 14 bungalow has its own existing separate driveway to the western side of the bungalow.

Cross Street is a quiet road with very little passing traffic. The nature of the road surface (gravel) means that vehicles generally travel relatively slowly (compared with a tarmac road). There is excellent visibility in all directions.



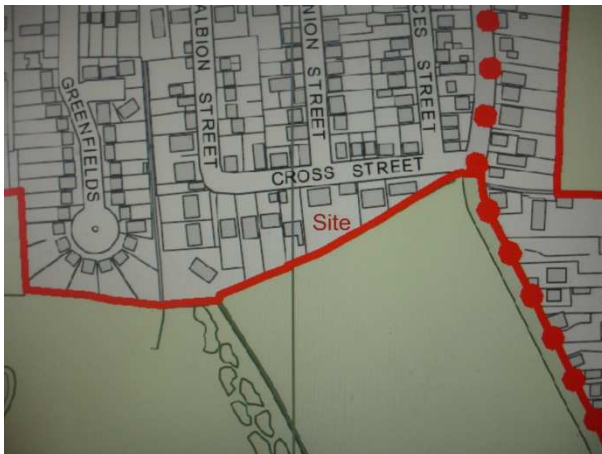
View east along Cross Street from driveway location



View west along Cross Street from driveway location

PLANNING

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



South East Lincolnshire Local Plan, Inset Map No.5 (extract)

CONCLUSION

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, Inset Map No. 5.

The site is generous and can comfortably accommodate the proposed chalet and garage in a way which is in keeping with the immediate context and respects neighbouring properties.