Shayne Andrews Design and Architecture Ltd.

Registered Address 10A high Street, Market Deeping, Peterborough PE6 8EB

75 TRUESDALE GARDENS,
LANGTOFT,
PETERBOROUGH.
PE6 9QQ. M:-07713003441

E:-shayne@designandarchitectureltd.co.uk
Company Reg No. 06969616

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT
To the Rear Of 37 Fleet Rd, Fleet. PE12 8LA



For Oakwood Homes Ltd. Construction House, Fengate, Peterborough PE1 5BH

DATE: - 23rd March 2022

Site History: - Refusal REF H05-0572-19 Refused Ref H05-0326-20 dates, 17th April 2020, refused by notice dated 10 July 2020. *Granted under Appeal* APP/A2525/W/20/3263442

Approval For:- The development proposed is erection of 3 pairs of semi-detached 3-bed dwellings along with up graded site entrance, and roadway, car parking and bin storage.

Introduction

This Design & Access Statement has been completed as part of a Full Application for 8 dwellings with garaging and parking, at land behind 37 Fleet Road, Fleet. And all to be submitted to South Holland District Council after a positive appeal after refusal Ref H05-0326-20 appeal ref APP/A2525/W/20/3263442 SHDC case officer Mr Joan Isus at SHDC.

The Proposal is for 1 pairs of 3-bedroom semi-detached houses, with parking, 3 3 bed terraced units, with car parking and 3 detached units 1 x 4bed 2 x 3 bed with garaging and parking with a proposed new road, utilising the existing entrance off Fleet Road located between 35 & 37 Fleet Road, which has approval under appeal ref as above. The new road will allow for turning of refuse vehicles and cars so as to enter and leave in a forward gear, all dwellings are allocated with a minimum of 2 private car parking spaces 3 dwellings having garages and allocation of visitors spaces.

Planning Policy

This site lies within the local plan and is considered to be in a sustainable location. This is proven by the fact the site was granted approval under appeal, and that opposite the recently constructed dwellings in Grimwood Close, with our new proposals closely following the format of the approval and the application in Grimwood close, SHDC Planning ref: is H05-0519-16 for 19 dwellings (approved.)

This all meets the criteria of the NPPF which states that Applications should be considered in the context of the presentation in favour of sustainable development.

Site

The site is presently vacant land and is directly behind 37 Fleet Road and has current approvals in Outline form for the approval of 1 dwelling which was won at appeal Planning Permission ref: H05-0519-16, and Ref H05-0326-20 granted approval under appeal for 3 pairs of 3 bed semidetached houses with car parking.

Surrounding Area

There is a mixture of houses and bungalows in all directions of the proposed development including replacement 2 storey dwellings, bungalows, etc, that are set to the rear and to the front on to Fleet Road. Directly behind the site lies open farmland. There are no dwellings adjacent the western Boundary. To the West of the site is a commercial building.

Design Proposal

This application is a FULL PLANS APPLICATION and all drawings are provided including site layout plan, showing how the dwellings will be sited, along with Floor Plan and elevations of the proposed dwellings, the design details (windows) have been taken into consideration to minimise any potential overlooking issues by only having minimal bedroom/en-suite & bathroom windows overlooking Grimwood close with all bathroom and en-suites having code 3 obscure glazing and top light opening windows. Each dwelling will have its own private amenity pace which will be secured by the use of 1.8 close boarded fencing and gravel boards, with patio areas and gated entrances to rear gardens to allow for ease of refuse bins. Refuse bins will have hard areas for storage. These areas are to be finalised along with the landscaping and should be conditioned as such.

Domestic Access

The dwellings will have ramped access points with level thresholds to aid disabled access all as required by Document M of the current Building Regulations, this includes hard landscaped parking areas to ease access with for use of wheelchairs.

Car Parking

Each plot will be allocated a minimum of 2 car parking spaces which are off road, these are to be block paved areas which will ease access of the disabled. There is allocation of visitors parking to stop cars parking on the road.

Road Network

The road network will have the necessary requirements if requested by SHDC to meet Lincolnshire County Council requirements.

Access

Access to the development will be by upgrading the existing entrance point which is located between 35 & 37 Fleet Road, the development sits behind 37 Fleet Road, it is the intention of the developer to widen the existing access point and roadway all to meet LCC requirements. The width of the new road will remain at 4200mm as the approved drawings under appeal ref APP/A2525/W/20/3263442. Which allows for turning of vehicles,

Landscaping/Screening/Fencing/Patio/footpaths

Generally, all gardens will either be turfed or seeded with a selection of carefully selected shrubs to the front only, and native Hawthorn and blackthorn hedging to be planted in selected areas to

encourage bird nesting and other ecology animals native to the area. The boundary fencing along the side of the industrial units is to be 2m high acoustic fencing to eradicate the minimal noise created from the commercial unit as outlined in the attached acoustic report. The remaining fencing will 1.8m close boarded fencing with gravel boards. Small patio areas to be included with footpaths, these will be in a contrasting colour to that of the approved materials under ref appeal APP/A2525/W/20/3263442.

Drainage

Foul drains will be connected to public foul sewers this will be via a private connection into 37 Fleet Road. Surface water drainage will be to the South Holland Internal Drainage Board drain. See attached FRA.

Conclusion

This scheme will help towards the Council's 5-year supply of deliverable houses and will have minimal impact on the surrounding area due to the proposed nature of the development taking into account the design of dwellings, space/dense/parking landscaping for adjacent existing dwellings. And the recent approval of the site for 6 dwellings under Appeal APP/A2525/W/20/3263442