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 RESERVED MATTERS
To the Rear Of 37 Fleet Rd, Fleet. PE12 8LA



For Gem-Mix Holdings, Whitewalls, Eldernell Lane, Coates, Peterborough, PE7 2DD. FAO.

DATE: - 16th AUG 2020
Planning Application Ref H05-1160-16
Appeal Granted Ref APP/A2525/W/17/3176758 6th Oct 2017

Introduction

This Design & Access Statement has been completed as part of a Full Application for 1 dwelling and37 Fleet Road, all accessed off a private road off Fleet Road, and all submitted to South Holland District Council On a reserved matters application after the successful Appeal REF APP/A2525/W/17/3176758 of the Outline planning application REF H05-1160-16

The Proposal is for one 4 bedroomed detached house and double garages, with a proposed new private road, utilising the existing entrance, the new road will allow for turning of cars so as to enter and leave in a forward gear, The dwelling is allocated with min of 2 private car parking spaces plus double garage.

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 opposite has recently been approved and is currently under construction and close to completion, our proposals closely follows the format of this application who's SHDC Planning ref: is H05-0519-16 and is for 19 dwellings.

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.

The Site is also considered suitable for development due to the lack of the 5-year supply of deliverable housing set in South Holland.

Site

The site is presently vacant land and is directly behind 37 Fleet Road and is East of the site granted Planning Permission under ref: H05-0519-16. Known as Grimwood Close.

Surrounding Area

There are 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 RESERVED MATTERS APPLICATION and all drawings are provided including site layout plan, showing how the dwelling and garages and sited as shown on the site plan, along with Plans and elevations of the proposed dwelling and detached garages the design details

(windows) have been taken into consideration to minimise any potential overlooking issues by only having a bathroom and en suite windows overlooking the approved site H05-0519-16. (Grimwood Close) and these windows will have obscure glazing.

Domestic Access

The dwelling will have disabled access as required by Document M of the current Building Regulations including hard landscaped parking areas to ease access with use of wheelchairs.

Car Parking

Each plot will have its own off-road parking in the form of 2 spaces and garaging, having block paved areas to ease access of the disabled.

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 37 & 35 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. Suggested width is 4200mm

Landscaping/Screening

Generally, all gardens will either be turfed or seeded with a selection of carefully selected shrubs to the front only, and with native Hawthorn and blackthorn hedging to the rear to encourage bird nesting and other ecology animals native to the area.

Drainage

Foul drains will be connected to public foul sewers

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.