
DESIGN & ACCESS STATEMENT

PROPOSED CONVERSION & EXTENSION OF BARN TO DWELLING

AT

**ADJ. THE CHESTNUTS
CHURCH END
FLEET**

FOR

MR J HEALING

DESIGN & ACCESS STATEMENT



Introduction

This proposal is to retain the existing barn (former butchers' shop) on the site and convert it along with an extension to a dwelling.

The site is within the local plan for Fleet.

Previous Consent

A planning permission for a single house on the site was approved under ref: H05-0890-21 dated 19.01.22.

Conservative area

This proposal is within the conservative area for Fleet. It is proposed therefore the frontage of the existing barn remains largely unchanged.

A heritage impact assessment is included with this application.

Flood risk assessment

The site is within flood zone 1 so a flood risk assessment is not required.

Locality

There are generally houses in this location. It is therefore considered a single storey dwelling in this location would be suitable.

External materials

The existing barn will remain unchanged. The rear extension will have materials appropriate for this location.

Design

The proposal design & boundary treatment will create minimal overlook or overshadowing of adjacent dwelling.

Screening

Existing boundary fences to remain.

A proposed boundary fence of 1.8m & 1.0m is proposed adjacent to The Chestnuts.

Access

A new access is proposed which will be constructed to meet all the Lincolnshire County Council Highways requirements.

Car Parking

A dwelling is proposed to give 2 car parking spaces.

Foul drainage

Foul drainage to be connected to the public sewer.

Surface water drainage

Surface water drainage to be connected to onsite soakaways.

Conclusion

The proposed Barn & high-quality extension design will fit in comfortably in the location being in the local plan of Fleet.