Reference SD21-026 DAS

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

ADJ THE CHESTNUTS, CHURCH END, FLEET

FOR MRS E EDWARDS

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Introduction

This proposal is to demolish an existing Barn (former Butchers shop) to the side of "The Chestnuts" and build a new house.

The site is within the Local Plan for Fleet.

Conservation Area

The site is within the Conservation Area for Fleet. It is proposed that the proposed House is designed and have high quality external materials to compliment the area.

A Heritage Impact Assessment is included with this Application in respect of the demolition of the existing Barn (former Butchers shop).

Flood Risk Assessment

The site is within Flood Zone 1 so a Flood Risk Assessment is not required.

Dwelling

The proposal is for a single House.

Locality

There are general Houses in this location with Houses directly opposite the site, a House directly to the North and Planning Permission for 2 No: Houses to the South.
There is also a House directly to the rear of the site and a large House set back to the rear.
It is considered therefore that a House would be appropriate for this site.

External Materials

It is proposed for high quality materials to be used, but this could be dealt with at the "Approval of Reserved Matters" stage.

Landscaping

Existing boundary fences are to remain plus a new 1.8m high close boarded fence is proposed between the site and the House "The Chestnuts" to the North.

Any additional landscaping could be dealt with at the "Approval of Reserved Matters" stage.

Access

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

Car Parking

There will be adequate space for 2 No: cars.

Disabled Access

The proposal to have access as required by Building Regulations including hard paved access.

Foul Drainage

Foul drainage to be connected to the public foul sewer.

Surface Water Drainage

Surface water drains to be connected to on site soakaways.

Conclusion

A proposed House of high quality design would fit in comfortably in this location being in the Local Plan of Fleet.