



PETER HUMPHREY
ASSOCIATES

DESIGN & ACCESS STATEMENT

Application – Proposed planning works.

Address – No.6 Station Road, Gedney Hill, Lincs, PE12 ONP.

Applicant – Mr Mark Smith

PHA ref – 6776/B

Introduction

The following design and access statement has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed works respect the local context that it will integrate with.

This planning application is being made on behalf of Mr Mark Smith (The site owner) and seeks full planning permission for the following items:

1. Proposed single-storey side and rear extensions to dwelling. To replace existing conservatory.
2. Proposed detached car port/store to side of dwelling, to replace existing shed, which is to be relocated into rear garden area, in place of existing mobile home, which is to be removed from site.
3. Creation of additional site access and driveway on left-hand side of dwelling, leading to new car port proposed alongside house.
4. Proposed extension of domestic curtilage line to match the neighbour's recently approved curtilage line (ref: H07-0688-21). Change of use from agricultural to domestic.
5. Proposed green house (domestic) in new extended garden area.
6. Relocation of existing net growing tunnel (domestic) in new extended garden area.
7. Move existing shed (domestic) into new extended garden area.
8. Completion of partly built tractor shed (agricultural), with additional lean-to.

Use

The red line on the site plan denotes the application site. And the blue line denotes other land owned by the applicant but not forming part of this application.

The entire site (shown outlined in red and blue) is currently a mixture of domestic and agricultural land, the divide between the two is unclear and subjective, this application aims to confirm a clear division between the two areas.

A change of use of land assumed to be agricultural is proposed, to domestic curtilage, as shown on the proposed site plan. The chosen boundary where the domestic curtilage will end matches the neighbour's, which was given consent under application ref: H07-0688-21.

Access & Parking

The existing access to the right-hand side of No.6 will remain as existing.

A new vehicular access is also proposed onto the left-hand side of No.6, as shown on the proposed site plan, giving access to the new car port. Built to highways spec for first 5m off carriageway. The access offers good visibility in both directions of Station Road.

Within the new driveway area there is ample room to park, turn and leave the site in forward gear.

Design, Layout and Scale

Please see detailed drawings submitted with this application for the proposed works. Floor plans and elevations have been provided for each item, which corresponds with the proposed site plan.

All materials chosen are in keeping and suitable intended use in terms of the structure they apply to.

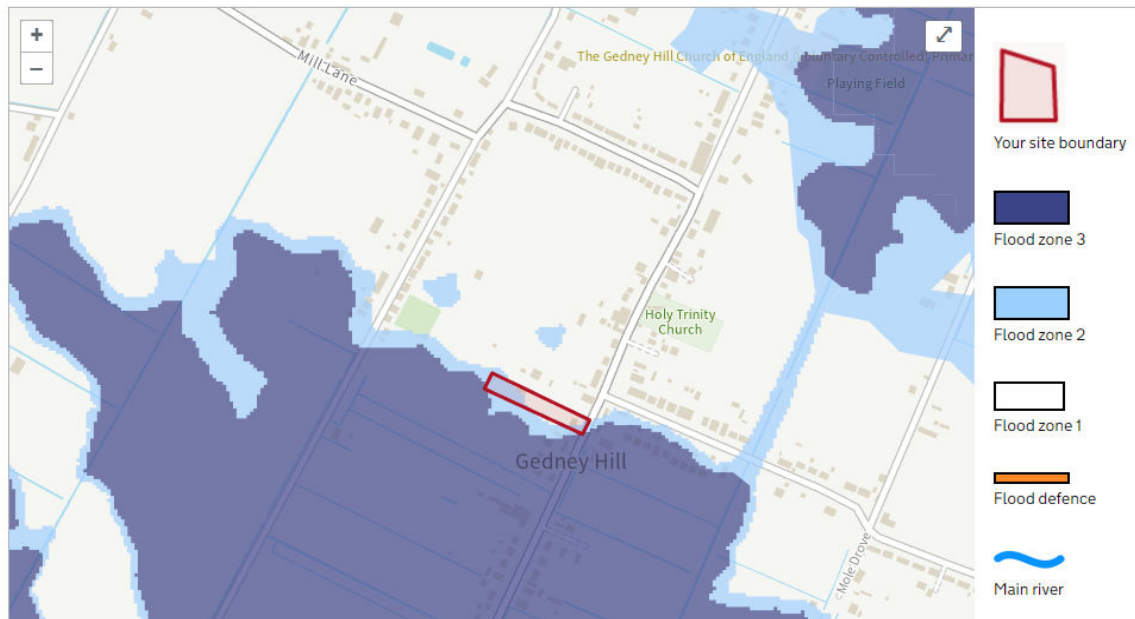
Hard/Soft Landscaping

Please see existing and proposed site plan provided, all boundaries are well landscaped as existing and will remain.

As a result, the works will have very little impact upon neighbours, the street scene or the surrounding area.

Flood Risk Assessment

The application site located within flood zone 1, 2 & 3 on the EA maps, see extract below:



The proposed domestic extension to dwelling is located within zone 1, and doesn't include any sleeping accommodation, so no increase in flood risk. Finished floor level of proposed extension will match the existing dwelling.

The other buildings and change of use proposed do not include sleeping accommodation either, so no increase in flood risk.