DESIGN AND ACCESS STATEMENT

PROPOSED REPLACEMENT DWELLING & CHANGE OF USE FROM AGRICULTURAL TO RESIDENTIAL LAND AT 7 COOKS ROAD GOSBERTON SPALDING LINCS PE11 4PE

Client : Mr. P. Thorold 5 Cooks Road,Gosberton,Spalding,Lincs.PE11 4PE
Prepared by : M.J.Watson. 13 Wimberley Way, Pinchbeck, Spalding, Lincs. PE11 3RY



1.0 Introduction :

1.1 The following Design and Access Statement has been prepared to support a Full Planning Application for a proposed replacement dwelling with change of use from agricultural to residential land with access off Cooks Road

1.2 To be read in conjunction with the following :
Drawing No's 595/1/2021, 595/2/2021, 595/3/2021 and 595/LP/BP/2021
Flood Risk Assessment by S.M. Hemmings B Sc Eng MICE MIWEM

1.3 Full Planning Permission Ref. H08-0002-19 was approved on the 6th March 2019 for a replacement dwelling sited elsewhere on the site to the original dwelling however due to the close proximity of the existing woodland area which have both sentimental and wild life values / dryer building and Cooks Road the applicant now wishes to position the proposed dwelling further away from these to allow more natural light into the dwelling and reduce the noise impact from both the adjacent dryer building and Cooks Road and their business opposite

1.4 The proposed new dwelling elevational views and size change little from that already approved under H08-0002-19

1.5 Drawing 595/LP/BP/2020 indicates the area of existing residential and agricultural land (already lawned) within the proposal. The applicant does not farm / use the area shown for agriculture due to its irregular shape not being viable / economical when headlands are removed for modern day machinery

2.0 Site :

2.1 The site is situated on the eastern side of Gosberton along Cooks Road which is a private road owned by the applicant

2.2 The total site area is 0.56h**a**

2.3 The existing bungalow has been in the applicant's family ownership since the 1990's and it is now proposed to demolish it to make way for a larger family home for the applicant

3.0 Design :

3.1 The design and position of the proposed has taken into account the applicants requirements by repositioning the proposed dwelling

4.0 Landscaping :

4.1 All boundaries have existing trees / laurels / earth banking to all elevations these will be retained and therefore no additional landscaping will be provided

4.2 The applicants interest in both woodland and wildlife confirm his intentions to provide a Broadleaf Woodland area of approx. 3 ha on the existing agricultural land adjacent to the rear Southern boundary (89920mm dimn) of the plot

5.0 Access :

5.1 Vehicle Access – See drawing 595/LP/BP/2021 for position
The new access drive / turning area will be granite chippings

5.2 Disabled Access – Both proposed dwellings will be constructed to conform to Approved Document Part M 2004 section of the current Building Regulations

10th February 2021