

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

**WINTON GARDENS
BOSTON ROAD
GOSBERTON**

FOR MR T WEBSTER

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Introduction

This proposed site is for a single dwelling to the rear of an existing property “Winton Gardens”.

The site is within the Local Plan for Whaplode.

Proposal

The proposal is for a single Bungalow and Garage.

Locality

There are a mixture of houses and bungalows in this location together with business premises to the North.

As there are indepth buildings to the North of the site it is considered one dwelling in this location would be acceptable.

Landscaping

This could be dealt with at the “Approval of Reserved Matters” stage.

External Materials

This could be dealt with at the “Approval of Reserved Matters” stage.

Access

There is an existing access which will be adjusted for this proposal all to Lincolnshire County Council Highways approval.

Private Drive

The existing bungalow and proposed bungalow will be served by a Private Drive.

Car Parking

The proposal will have a garage together with 1 No: car space.

Disabled Access

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

Foul Drainage

Foul drainage to be to on site Bio Disc Treatment plant with outfall to adjacent dyke.

Surface Water Drainage

Surface water drains will be to on-site soakaways.

Conclusion

After talking with the Local Authority Planning Officer it is considered a single bungalow in this location would be appropriate and fit in comfortably with the surrounding area.