



Date: 23/5/18

Ref:J098-PDA-REVA

PLANNING DESIGN AND ACCESS STATEMENT

FOR

PROPOSED RESIDENTIAL DEVELOPMENT
1NO PROPERTY

To rear of

29 CRANMORE LANE HOLBEACH

SPALDING Lincs

for

MRS E WALSH

Introduction and the site: -

This is a resubmission of **H09-0194-18** that was refused for 2 properties. Therefore this application is for one property that best reflects the relationship adjacent in terms of positioning of the proposed property, garden size and garden area given to the host dwelling. The proposed property has been designed not to have direct overlooking onto the house adjacent and additional landscaping will aid this, and also serve to stop overlooking from the existing house into the proposed garden area. As regards the drive to the front in terms of disturbance I refer to the 2 present drives off Cranmore Lane that serve backland development already and therefore deemed acceptable. And I also refer you to Planning permissions **H08-0187-15**, **H08-0479-15** and Appeal Reference **APP/A2525/W/17/3191685** which show private drives passing by existing domestic dwellings in order to reach the proposed development (in rural locations).

Use: -

The proposal is to create 1no 4 bedroom family home with garage (and off road parking) and garden area to the rear for domestic use.

Amount: -

The creation of 1no. 4 bedroom family home for domestic use.

Layout: -

The layout of the site is better explained by the drawings.

Scale: -

The scale is to be reflective of existing dwellings to the side of the proposed.

Landscaping: -

See the latest drawings for the landscaping of the site. The concept is to maintain a level of openness around the building. Good grade timber fencing and privet hedging offers privacy to the rear of the properties. Car parking in red/brown block paving.

Appearance: -

The building maintains a traditional feel in traditional materials.

Access: -

You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principle door access into the building is fitted with a level entry threshold which allows wheelchair access.

Sustainable Design: -

The building will be built to all latest standards and in addition rainwater harvesting and solar power will be investigated for inclusion to the design.

Flood Risk Assessment: -

Please see separate document.

Noise: -

The Factory next door to the proposal has been operational some considerable time. The business use is construction of lifts and it appears that noise issues arising from the business use have been dealt with in the past. Under observation through a normal working day there were no noise issues resulting from the business, in fact it virtually runs silent.