

DESIGN & ACCESS STATEMENT

PROPOSAL: RESIDENTIAL DEVELOPMENT

SITE: LAND TO THE REAR OF 16 CRANMORE LANE, HOLBEACH, SPALDING, LINCOLNSHIRE, PE12 7HT.

THE PROPOSAL IS TO ERECT A SINGLE STOREY DWELLING TO THE REAR OF A SEMI-DETACHED HOUSE. PRE-PLANNING ADVICE HAS BEEN OBTAINED AND FOUND TO BE FAVOURABLE. THE DESIGN SHOWN IS FOR IDENTIFICATION PURPOSES ONLY BUT SHOWS HOW THE BUNGALOW DESIGN WITH INTEGRAL GARAGE, WORKS WELL WITH THE CONFINES OF A SMALL PLOT.

CRANMORE LANE HAS OTHER SIMILAR DEVELOPED PLOTS TO THE REAR OF PROPERTIES, THAT ARE DIRECTLY FRONTED ONTO CRANMORE LANE.

A DRIVEWAY TO THE PROPOSAL IS TO INCORPORATE A TURNING AREA, AS TO ENSURE ANY VEHICLES ARE TO EXIT THE SITE IN A FORWARD GEAR. WIDENING OF THE EXISTING ACCESS IS REQUIRED, TO FORM A NEW JOINT VEHICULAR ACCESS. THIS REQUIREMENT WILL BE IN ACCORDANCE WITH HIGHWAYS SPECIFICATION.