

DESIGN AND ACCESS STATEMENT

INCORPORATING FLOOD RISK ASSESSMENT

ERECTION OF NEW DWELLING

MORNINGSIDE NURSERIES
DOG DROVE NORTH
HOLBEACH DROVE
SPALDING, LINCS
PE12 0SA

MR & MRS R HOLMES

APPLICATION

Introduction

This is a full application for the erection of a New 3 Bedroom house for use as part of the existing horticultural business.

An agricultural appraisal has been prepared by Michael Payne, Environmental consultants which is submitted as part of this application.

An application for a temporary mobile home was approved in 2012 and the applicants are currently living on the site. They now wish to build a permanent dwelling for their family.

Economic and social

The dwelling is essential to help sustain the successful horticultural business which Mr & Mrs Holmes have built up. Glasshouses have been erected to expand the business after applications were approved in 2009 and 2011. This demonstrates their intentions to create a successful and viable business.

Accounts have been attached to prove the viability of the business. These have been included as confidential supporting information.

The applicants intend to project manage and self build where possible as Mr Holmes has previous experience in the construction industry.

Functional need

The functional need for the dwelling has been justified in the attached Agricultural Appraisal.

DESIGN

The dwelling is designed to be in keeping with the character of the houses in the area which are generally of brick construction with tiled roofs. The design incorporates sliding sash windows with cast stone cills which are in a similar style to a traditional Georgian farmhouse.

USE

3 Bedroom dwelling house to be used by Mr & Mrs Holmes.

LAYOUT

Parking & Turning

There is abundant space on the site for Parking, Turning and Amenity space. Parking spaces will be provided in accordance with LPA and government requirements.

The house is to be situated to the South of the Site. There are small groups of trees along the South Boundary which will offer screening from adjacent neighboring properties.

Landscaping

Please see site plan. It is proposed to plant small, native trees to separate the existing glasshouses from the proposed dwelling and offer visual screening and sound reduction. This will also improve the appearance of the garden.

The new access and hardstanding will consist of gravel and front and rear gardens will be laid to lawn.

SCALE

The area consists of dwellings, many of which are large family houses. We feel that the scale of this 3 Bedroom house is in keeping with the landscape and poses no detrimental impact to the surrounding area.

The dwelling does not look out of character on the site and the height, width and length are deemed to be suitable for the size of plot.

The surrounding area includes agricultural buildings such as glasshouses and stores which are large in scale.

APPEARANCE

Proposed materials will be as followed:

Brick

Hanson - *Cumbrian Red*



Roof tile

Marley - Plain Tile - *Colour: Smooth Grey*



Windows

uPVC - Sliding Sash with Cast Stone cills- *Colour: Cream*



ACCESS

A new access is proposed to the house to ensure that the existing access for the business use is kept separate. This will be to LHA specification with adequate width and visibility in both directions.

PLANNING HISTORY

H09-0609-09 - Proposed Erection of Glasshouse - Approved 13/10/2009

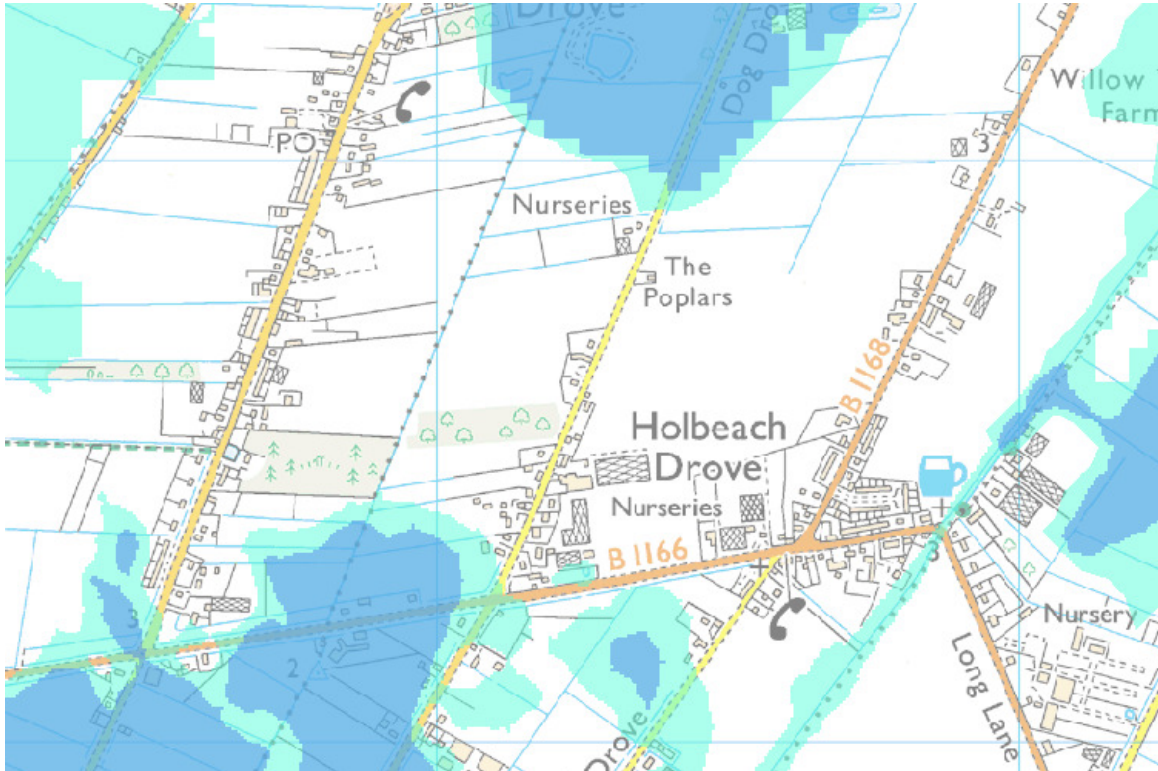
H09-0468-10 - Siting of mobile home - Refused 30/07/2010 - Appeal dismissed

H09-1069-10 - Proposed Glasshouse and storage shed - Approved 31/3/2011

H09-0019-12 - Siting of Temporary mobile home - Approved 25/4/2012

FLOOD RISK

The site is within Flood Zone 1 where there is a low risk of flooding. From the Environment Agency's 'Planning Response Matrix' and standing advice there is, therefore, no requirement for a flood risk assessment. Surface water will be dealt with, where necessary, in accordance with Environment Agency standing advice, internal drainage advice and in accordance with Building Regulations, which will ensure satisfactory design and implementation.



AERIAL VIEWS



View 1 (Photo shown before site was established)



View 2