
DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT FOR 5 HOUSES

AT

FARROW AVENUE

HOLBEACH

FOR

MR DAVID COOK

DOCUMENT REF: SD19-026/DAS

DESIGN AND ACCESS STATEMENT



Introduction

This Design and Access statement is accompanied by an Outline planning application for 5 houses.

Planning Policy

This proposal is inside the Southeast Lincolnshire local plan 2011-2036.

Character Assessment

There is a mixture of properties in the area. Houses and bungalows, so it is considered houses would be appropriate for this location.

Pre-Application

See attached response dated 11.09.2019.

Design Proposal

This proposal is only an outline planning application and therefore the site layout drawing shows an indicative layout only for 1 block of 3 houses and 1 block of 2 houses. The design proposal can be submitted at the Approval of reserved matters stage.

External Materials

As above the external materials can be submitted at the Approval of reserved matters stage.

Private Drive

A private drive is proposed to serve the proposed dwellings.

Domestic Access

The proposed dwellings will have disabled access as required by building regulations including hard paved access.

Vehicular Access

New Vehicular accesses are proposed all the LCC highways requirements.

Car Parking

10 car parking spaces are proposed 2 per dwelling.

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Screening

Along with existing boundary treatment, plot boundary fences are proposed.

Foul Drainage

Connect foul drains to public foul sewer.

Surface Water Drainage

Surface water drainage to be to onsite soakaways.

Conclusion

The site is within the local plan and terraced houses would fit comfortably in this location.