

Reference SD15-004/DAS

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

AT SWAPCOAT LANE LONG SUTTON

FOR MR C J BRADFORD

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The Proposal

This proposal is for an Outline Planning application for 3 No: houses and 1 No: bungalow.

The site, until approximately 10 years ago had a 2 storey commercial building on it, as depicted on the site plan drawing No SD15-004/1 shown dotted. This commercial building was used for the sale and repair motorcycles. The building was fire damaged and subsequently demolished.

Outline Planning Permission was then obtained for 4 No dwellings under ref: H11-1302-08 dated 14 May 2009. This application has subsequently expired (although the site is slightly different with the shed included).

Then in 2007 an Outline Planning Application was submitted for 2 No: houses and garages and was approved on 1 May 2012 under ref: H11-0171-12. This application will therefore expire shortly.

This present application refers back to the H11-1302-08 application for 3 No: houses and 1 No: bungalow and is therefore almost an identical application apart from the removal of a shed from the application site and the raising of the floor levels of the proposed properties to 1.0m above ground level. Refer to Flood Risk Assessment by Geoff Beel Consultancy dated April 2015.

The proposal is for a terrace of 3 No: houses to the front of the site which fits in comfortably with terraced houses on the opposite site of the road (Swapcoat Lane). To the rear of the site is proposed a single bungalow which will fit in with the character of adjacent bungalows.

It is proposed for the frontage houses to have off street parking accessed directly off Swapcoat Lane and the bungalow to the rear to have its own separate access off Swapcoat Lane and its own driveway, parking and turning area.

As there was originally a 2 storey commercial building on this site it is considered that a terrace of 3 No: houses will be an improvement from the original commercial site.

The site is surrounded by a school to the West, a bungalow to the North, terraced houses directly opposite to the East and house and bungalow to the South.

Access to the properties will conform to the building regulation Part M for disabled.