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# DESIGN AND ACCESS STATEMENT

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**PROPOSED HOUSE & GARAGE**

AT

**BROWNS GATE**

**LONG SUTTON**

**PE12 9AU**

FOR

**MR K BUNN**

**DOCUMENT REF: SD22-012/DAS**

# DESIGN AND ACCESS STATEMENT



## **Introduction**

The Design & access statement is accompanied by an outline planning application for Mr K Bunn.

## **Planning Policy**

This proposal is outside of the East Lincolnshire local plan 2011-2036 but is in a settlement of properties. Directly to the north is a bungalow and to the opposite side of the road approximately 40m to the north is a house.

## **Character Assessment**

There is a mixture of properties in the area - houses, bungalows, and terraced houses.

## **Access**

A new access is proposed all to LCC highways requirements.

## **Design Proposal**

This proposal is only an outline planning application. Therefore, the site layout drawing SD22-012/01 shows an indicative layout only. The design proposal can be submitted at the approval of reserve matters stage.

## **External Materials**

As above materials can be decided at the approval of reserve matters stage.

## **Domestic access**

The proposed dwelling will have disabled access as required by building regulations included hard paved access.

## **Car park**

A double garage is proposed along with space for 2 cars to park.

## **Landscape screening**

There is an existing hedge to the north. Other boundary treatment can be decided at the approval of reserve matters stage.

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### **Foul drainage**

Foul drainage will be to a foul drainage treatment plant with outfall to the adjacent dyke.

### **Surface Water Drainage**

Surface water drainage will be to on site soakaways.

### **Conclusion**

The site is outside of the local plan but is within an established hamlet of dwellings so would not be out of character for the area.

A new house has recently been built off Old Gate to the North of the proposed site.