

DESIGN & ACCESS STATEMENT

Client: Mr S Brazzo	Date: 24/05/2016
Site address: Land Rear of 50 Station Road Long Sutton Lincs PE12 9BP	
Description of development: Outline application for the erection of a New Dwelling.	
Background: Planning History: None. A pre-application submission was made in November 2015 (PE-00986-15) which was perceived to be positive. One paragraph states 'It is considered that the proposed design would create an unacceptable overlooking aspect onto dwellings to the rear at Midsummer Gardens. If a design was brought forward that addresses this concern then the dwelling may prove to be acceptable '. Although this is an outline application, dormer windows have been removed from the rear aspect of the indicative site plan and we believe that this therefore overcomes this concern.	
Site Details: The proposed site is located on Station Road within the developed footprint of Long Sutton. The area is predominately residential. In the South Holland Local Plan, Long Sutton is defined as 'Area Centre', which will continue to provide housing, employment and commercial development to support their roles as service centres for surrounding rural areas. The site is also included in the emerging South East Lincolnshire local plan and is defined as a main service centre where, within the main settlement boundaries, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities of helps meet the service needs of other local communities. It is understood that there is currently a shortfall in the 5 year land supply and this site, in a sustainable location, will help contribute towards this. This application seeks to make good use of surplus residential curtilage to provide much needed housing to contribute to the shortfall of housing supply outlined in the South Holland District Council Local plan. There is an existing outbuilding on site which will be removed. This will help to contribute towards building a strong and competitive economy by providing housing for local workers. This is a sustainable location with good transport links to Spalding, Wisbech, King's Lynn and the surrounding villages. There are excellent local services for health, education & local amenities and facilities.	
Design: The following Statement has been produced to ensure that a high quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed dwellings respect the local context that it will integrate with. It is proposed to create a dwelling to a high standard with a style and character to match the surrounding area and be in keeping with neighbouring properties.	

The proposed dwelling will be of traditional brick and block construction with tile roof to match the character of the surrounding area. The dwelling will incorporate renewable energy systems and be above current energy efficiency requirements of part L1A of the Building Regulations.

Windows and doors will meet Secured by Design standards.

Layout:

An indicative site plan has been submitted as part of this application which shows how the envisaged the arrangement could work. There will be adequate space for parking and turning to both the proposed dwelling and No.50 as well as both properties having large garden area.

Although the layout of the proposed site is not being committed at this stage, a scheme has been carefully considered to ensure that minimal impact is made to surrounding buildings and character of the area. The proposed dwelling will pose little impact to neighbouring properties.

The Garden will be landscaped, laid to lawn and incorporate native species hedges and trees which will help promote bio-diversity by providing local wildlife habitats.

This site will help contribute to the 7,600 homes needed in the South Holland District between 2001 and 2021 as outlined in the Local Plan.

Amount and Scale:

The development will be for 1 new dwelling:

- 1 x 2/3 bed dwelling

Access:

The site will use the existing access from Station Road.

There is more than adequate space for parking and turning on site for both existing and proposed dwelling and the site plan shows sufficient space will be provided to enable vehicles to enter, turn and leave in forward gear.

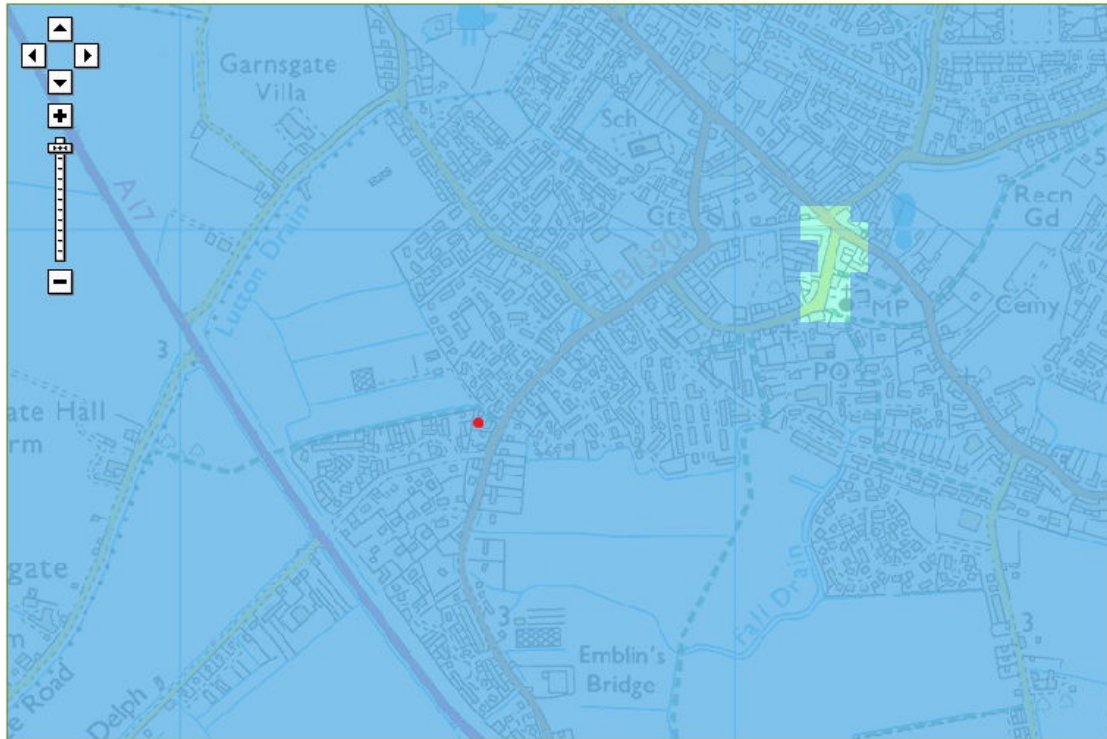
Upon alighting a parked vehicle, a hard surfaced area will lead directly to the principle entrance. The parking and turning area will be constructed using block paviors or gravel.

The proposed dwelling will comply with the Approved Building Regulation Part M to ensure that a level access is provided to the principle entrance of the dwelling as well as providing a ground floor WC.

The dwelling will have the electricity meter boxes near the entrance to allow access without the resident's occupancy.

Flood Risk Assessment:

The site lies within flood zone 3. A flood risk assessment is therefore being submitted as part of this application.



Photos:

AERIAL VIEW 1



AERIAL VIEW 2

