
DESIGN AND ACCESS STATEMENT

PROPOSED BUILDING PLOT

AT

ADJACENT TO CHARNWOOD

DELPH ROAD

LONG SUTTON

FOR

MR & MRS I WATSON

DOCUMENT REF: SD22-024/DA

DESIGN AND ACCESS STATEMENT



Introduction

This proposal is for a single chalet dwelling adjacent Charnwood, Delph Road, Long Sutton. The site is within the Southeast Lincolnshire local plan for Long Sutton.

Proposal

The proposal is for 1 chalet dwelling.

Site

There is an existing house to the right of the site (view from the road) Charnwood. To the left of the site are 2 houses which back on to the site.

Dwelling Design

There are a mixture of houses and bungalows in this location.

It is considered a chalet dwelling would be the most appropriate for this location.

The final design will be at the A of R.M stage.

Screening

There is an existing boundary fence to east and south boundaries. There is proposed a 1.8m close boarded fence to the west boundary.

Access

The proposed access to be all to L.C.C highway approval.

Drive/Parking area

It is proposed for a parking area to the front of the house.

External Materials

These can be dealt with at the A of R.M stage.

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Foul Drainage

Connect to public foul sewer.

Surface Water Drainage

Surface water drains to be connected to on site soakaways.

Disabled Access

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

Plot suitability

It was raised in an earlier pre-application response dated 20.05.2019, that the plot is rather small. There are plots locally of a similar size:

- 1) Baytree House to the west of Charnwood.
- 2) 58 Station Road.

Conclusion

The site is within the Southeast Lincolnshire local plan, and it is considered a chalet dwelling would fit in comfortably with the character of the area.