Reference SD21-028 DAS

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

TO THE REAR OF
"THE SHIP",
89 LONDON ROAD, LONG SUTTON

FOR MR A SKINNER

Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincolnshire
PE12 7AP

Tel: 01406 424343
Email: info@status-design.co.uk
Website: www.status-design.co.uk

Introduction

This proposed site is for a single house to the rear of the public house "The Ship".

The site is within the Local Plan for Long Sutton.

Proposal

The proposal is for a single house.

Locality

To the front of the site is "The Ship" public house.

To the rear of the site are houses, 4 and 6A Roman Bank.

To the West of the site are houses, 87 London Road and 2 Roman Bank.

2 Roman Bank is a Listed Building.

It is considered therefore that a house in this location would be acceptable.

Landscaping

This could be dealt with at the "Approval of Reserved Matters" stage.

External Materials

This could be dealt with at the "Approval of Reserved Matters" stage.

Drive/Access

It is proposed for the existing public house drive/access to be split (see drawing SD21-028/1) to allow for separate accesses to the proposed dwelling and the existing public house "The Ship".

Public House Car Parking

Presently most customers to the public house park on the roadside in front of the public house. Six No: car spaces will remain to the rear of the public house.

Car Parking/Turning

The proposal will have a car space and turning arrangement.

Disabled Access

The proposal to have disabled access as required by Building Regulations including hard paved access.

Foul Drainage

Foul drainage to be to public foul sewer.

Surface Water Drainage

Surface water drains will be to on-site soakaways.

Privacy

To maintain privacy to adjacent dwellings privacy windows to the First Floor North and West elevations to have obscured glass.

Conclusion

In response to Pre Application enquiry ref: PE-00335-21 it is considered one single house in this location would fit in comfortably with the surrounding area.