



DESIGN AND ACCESS STATEMENT

Proposed building plot West of 64 Gedney Road, Long Sutton.

Job number: 6758

Date: 10/05/2023

Description of development:

The application is an Full application for 1 single storey dwelling.

Site location



66 Gedney Road, Long Sutton.

Access & Layout:

Access

The site will be accessed off Gedney Road with vehicles able to enter and leave in forward gear, with full parking on site. Full 2.400 x 43.00m visibility splays can be achieved to the East and West of the access. The site benefits from a footpath all the way to the town centre. Level threshold and ramped disability access will be incorporated.

Location

The site is an area of garden of 66 Gedney Road, in a residential area.

Design, Layout and Scale

The dwelling is modest in scale offering 2 bedrooms. The locality is generally 2 storey dwellings with hipped roofs however the dwelling next door is a hipped roof bungalow. This proposal has been designed as a single storey dwelling to blend in with the neighbouring property.

Landscaping

Landscaping to be agreed by condition to occupiers requirements.

Waste Collection

A bin collection point will be located at the plot entrance's for the collection of waste by the local authority

Conclusions

The proposal is consistent with planning policy at both local and national levels in terms of delivering much needed new housing and does not cause unacceptable harm to the locality in terms of amenity or other impacts. It is therefore requested that planning permission be granted.