



PETER HUMPHREY
ASSOCIATES

DESIGN & ACCESS STATEMENT

Application: Proposed dwelling and detached garage.

Site: Land at Sunindale, Marriots Gate, Lutton, Lincs, PE12 9HN.

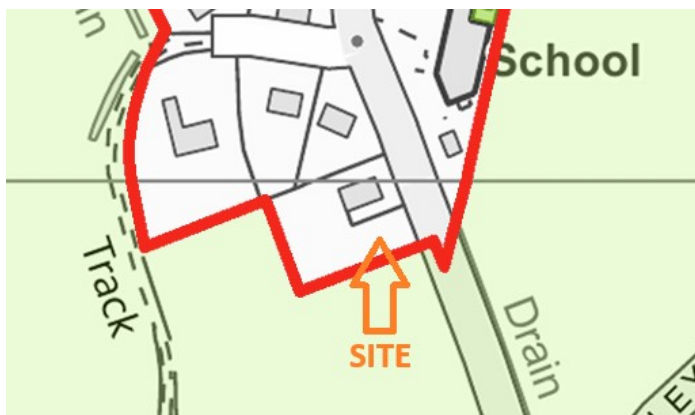
PHA ref: 6965/DAS/A

INTRODUCTION AND THE SITE

The following design and access 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 dwelling respects the local context that it will integrate with.

This planning application is being made on behalf of the site owner Mr S Butler, who lives on site.

The application site is currently the side garden to the existing dwelling on site, known as Sunindale. The entire garden area (the application site) falls within the Development Area Boundary for Lutton, as defined by the South East Lincolnshire Adopted Plan, see below:



Extract from Inset Map 56 - Lutton

The proposal will create 1No. additional dwelling, within the development area boundary, and built form of Lutton. The proposal will continue the linear development along Marriots Gate to the logical stop point - being the existing boundary to the side of the plan that abuts the neighbouring field.

USE

The existing dwelling and garden will remain residential. The proposed dwelling and garden will also be residential.

The existing non-domestic paddock area to the rear of the site will be used for the BNG enhancement area, as such it has been included within the red line, but it will remain non-domestic. No change of use is being sought on this area.

ACCESS AND PARKING

A new 3.5m wide access is proposed onto Marriots Gate to serve the proposed dwelling, finished in tarmac (to Highway's spec) for first 5m off carriageway edge. Any surface water from the drive will discharge away from the carriageway and onto the gravel drive.

120x2.4m vision splays and 2x2m pedestrian visions splays can be achieved from the proposed access, deemed appropriate for the road's speed limit.

Within the site, there is ample room for parking and turning, enabling all vehicles to leave the site in forward gear.

The existing dwelling's access and drive, serving Suningdale will remain as existing.

DESIGN AND SCALE

The proposed design comprises a 2-storey chalet-style detached dwelling, with hipped roof. A 2-storey design is preferable, as it enables first floor refuge (for flood risk). A chalet design with hipped roof detail was chosen to tie in with the adjacent bungalow (Sunindale). There is also a 2-storey house opposite the site (No.2 School House).

The proposed dwelling is situated on the general building line, set by Harlequin and Sunindale. The scale of the proposed dwelling is also reflective of other existing dwellings in the area.

The plot size for the both the proposed dwelling and the remaining plot for Sunindale are both generous, and far exceed the 1/3 of garden/plot ratio.

The design features high-quality materials to reflect the intended finish.

Please see detailed drawings submitted with this application for the dwellings proposed on site.

HARD & SOFT LANDSCAPING

Apart from the removal of 1 tree, all existing trees and hedges on site will be retained, as shown on the existing/proposed site plan. There is also a significant planting plan proposed as part of the BNG enhancement.

- Front boundary (East) = Retain existing 1.2m close boarded fence, but create gap for new access.
- Side boundary (South) = Retain existing trees/hedges and 1.2m post and rail fence.
- Rear boundary (West) = Retain existing 1.8m hedge to rear of plot.
- Side boundary = Erect new close boarded fence between properties. 1.8m high dropping to 1.2m at front of dwellings.

DRAINAGE

The proposed tarmac entrance will drain onto the gravel drive.

Surface water from the proposed dwelling will discharge to new soakaways in the rear gardens, to be designed as part of the building regulation application.

Foul water from the proposed dwelling will connect to existing foul main sewer in road.

ECOLOGY

Please see specialist Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) assessment submitted with this application, showing full compliance with the regulations.

The existing non-domestic paddock area to the rear of the site will be used for the BNG enhancement area, as such it has been included within the red line, but it will remain non-domestic. No change of use is being sought on this area.

FLOOD RISK ASSESSMENT

Please see specialist flood risk assessment submitted with this application.

CONCLUSION

This application seeks approval for a low-impact development for 1 dwelling, within the development area boundary. Creating another family home within the settlement to help sustain local amenities.

The site's location within the DAB means that the principle of development on site is supported. All other technical consideration have been addressed under this submission (Highways, flooding, ecology), as such development on this site is considered acceptable.