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DESIGN & ACCESS STATEMENT

PROPOSED DEVELOPMENT FOR 5 HOUSES

AT

LUTTON GOWTS

FOR

MRS W MORRIS

MRS J CLAXTON

MR S LUCAS

DOCUMENT REF: SD23-017/DAS

DESIGN & ACCESS STATEMENT

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Introduction

This Design & access statement is accompanied by an Outline planning application for Mrs W Morris, Mrs J Claxton & Mr S Lucas for Residential development for 5 houses.

Planning Policy

It is appreciated that this site if just outside of the local plan for Long Sutton. However, as it is so close to the local plan and there are recently build dwellings directly opposite the site is considered suitable for a residential development.

Character Assessment

The site is within a built up area with a mixture of houses and bungalows in the locality of the site.

Site

The site is presently farm land and is close to the local plan for Long Sutton.

Site Access

It is proposed for single access for each of the 5 houses.

Design Proposal

This is an Outline Planning application only with an indicative site layout proposal. The designs of the proposed houses can be considered at the Area of reserved matters stage.

Domestic Access

The proposed dwellings will have disable access as required by building regulations including hard paved access.

Car Parking

Each plot will have its own garage and parking space.

Landscaping

The existing frontage trees are to remain. Further landscaping proposals van be considered at the Area of reserved matters stage.

Conclusion

The proposal is set within a residential area on the outskirts of Long Sutton. It is considered therefore this proposal will fit comfortably within the locality.