

Date: 22/9/16
Ref:J064-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR

PROPOSED RESIDENTIAL DEVELOPMENT
2NO PROPERTIES
adj
77 WOODGATE ROAD MOULTON CHAPEL

SPALDING LINCS

for

MR & MRS BOWATER & CHILVERS

Introduction and the site: -
This site already has Outline Planning Permission reference H13-0162-14 which is still extant. We have attempted an Approval of Reserved Matters application for this proposal but due to a technicality we have withdrawn that application and now apply under a Full Application. The Outline Planning Permission establishes that this site is acceptable for Residential Development and that is not in question.

Use: -
The proposal is to create a good size property with garages on a good sized plot for domestic use.

Amount: -
The creation of a good size property for domestic use.

Layout: -
The layout of the site is better explained by the drawings, however we intend to keep the rural nature of the area and setting.

Scale: -
The scale of the site is better explained by the drawings.

Landscaping: -
See the latest drawings for the landscaping of the site. The concept is to maintain a level of openness around the building. Good grade timber fencing offers privacy to the rear of the property. Car parking in red block paving to the front of the garages.

Appearance: -
The front of the building maintains a traditional feel in traditional materials. The rear of building has a more contemporary feel to it designed to enjoy views to the rear.

Access: -
You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principle door access into the building is fitted with a level entry threshold which allows wheelchair access.

Sustainable Design: -
The building will be built to all latest standards and in addition rainwater harvesting and solar power will be investigated for inclusion to the design.

Flood Risk Assessment: -
No Flood Risk Assessment is required.