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DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located to the south of Milestone Lane, Pinchbeck adjacent to its junction with Crossgate Lane and Bacon's Lane. The whole of the site is located within the development area boundary for Pinchbeck which in planning terms is considered to be a 'Group Centre' for development.

1.2. Outline approval, H14-0326-14, for a dwelling has been granted. The broad principles of development are therefore already established.

2. SITE ASSESSMENT

2.1. The site sits within an established row of mixed single storey and two storey dwellings.

2.2. The adjacent land is subject to a Planning Application for a new dwelling with the neighbouring farm yard having Outline Approval for 3 new dwellings.

2.3. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.

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3. EVALUATION

3.1. Opportunities

3.1.1. The opportunities for development in a broad sense has been established as a part of the Outline Approval

3.2. Constraints

3.2.1. The building design and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.

3.2.2. Any residential development proposal should take account of the general character and grain of the established area.

4. DESIGN

4.1. The design of the proposed dwelling which is the subject of this application is intended to reflect and reinforce the rather older buildings seen in the area and produce a dwelling that sits well within the site and adds to the rhythm of the street scene.

4.2. The site allows for parking, and manoeuvring as shown in this current application planning drawing.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed house is within a sizable village, with a shop, post office church and public house within less than a few minutes' walk. The village also has thriving community facilities.

5.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.

5.3. A bus service operates, along Surfleet Road, with bus stops very close to the junction with Milestone Lane, a five minute walk from the proposed dwelling, providing easy access to Peterborough, Spalding, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

6. CONCLUSION

6.1. It is considered that the proposed development is suitable for its site and the area generally.

6.2. In summary, it is contended that the proposal is of benefit not only to the site, but also to this corner of Pinchbeck.