

Reference SD19-029 DAS A

DESIGN AND ACCESS STATEMENT

**PROPOSED BUNGALOW AT KINGFISHER,
SMALL DROVE,
WEST PINCHBECK**

FOR MR S FRANKS

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Introduction

This Proposal is for a single bungalow and garage.

The site previously had a bungalow on it.

Also, it previously had Planning Permission for a replacement dwelling under ref: H14-0257-11.

Proposal

This site is proposed for a bungalow and garage; refer to Indicative Site Layout drawing no. SD19-029/1B.

There is an existing house adjacent to the north called Rose Villa and a bungalow directly opposite called Opaque.

There is also a bungalow to the South called Kalyn Haza.

As there is a mixture of properties in this area it is considered a bungalow would be the most appropriate for this site.

Screening

Boundary treatment can be determined at the Approval of Reserved Matters stage.

Design / External Materials

Details of the bungalow design and external materials can be determined at the Approval of Reserved Matters stage.

Access

It is proposed to use the existing access to the site.

Car Parking

It is proposed for a garage and parking space to be provided.

Disabled Access

The site and dwelling will have disabled access as required by Building Regulations including hard paved access.

Foul Drainage

Foul drainage to be to an on site Treatment Plant with outfall to an adjacent dyke.

Surface Water Drainage

Surface water drainage will be to on site soakaways.

Conclusion

This proposal relates to an earlier Planning Permission ref – H14-0257-11.

The site is an infilling plot and is in a derelict/unsightly condition. Refer to Supporting Statement ref: SD19-029 SS A.

Google maps

Address Small Drove Lane

