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Date: 14/10/17
Ref:J091-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR

PROPOSED RESIDENTIAL DEVELOPMENT
2NO PROPERTIES
adj
28 SIX HOUSE BANK WEST PINCHBECK

SPALDING LINCS

for

JUPITER BUILD

Introduction and the site: -
This site already has Outline Planning Permission reference H14-0798-16 which is still extant, but is for one dwelling. The client wishes to investigate the possibility of 2 dwellings in the form of semi detached and was given a reasonable outlook from the SHDC which meant he wanted to explore further. This application is a result of that.
This application however takes advantage of H14-0744-13 granted 16th December 2014 for a change of use of agricultural land into garden area to the rear of the previous application so that a more comprehensive scheme can be applied for.

Use: -
The proposal is to create a semi detached property for 2no. 3 bedroom family homes with off road parking and garden area to the rear for domestic use.

Amount: -
The creation of 2no. 3 bedroom family homes for domestic use.

Layout: -
The layout of the site is better explained by the drawings, however we intend to keep in character with the location.

Scale: -
The scale is to be reflective of existing dwellings to the sides of the proposed.

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 side and rear of the property.

Appearance: -
The front of the building maintains a traditional feel in traditional materials blending in with the existing properties either side.

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: -
Please separate document.