

PROPOSED EXTENSION TO 60 LITTLE LONDON TO FORM A NEW SEMI DETACHED DWELLING

for

ENCHANTMENT HOMES LTD

DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. The site at 60 Little London currently has a single narrow fronted dwelling on good sized plot.

1.2. The plot sites in a row of mainly semi-detached properties with larger detached properties opposite.

1. SITE ASSESSMENT

1.1. The site overall is some 0.0257 hectares in area, with area apportioned to the new semidetached dwelling being 0.0124 hectares. The site currently supports a small detached three-bedroomed house, close to the public footpath, of early nineteenth century origin, and has a long rear garden to the south. Surrounding development is of mixed date and in varying external materials and styles. Existing properties tend to be larger and cover nearly the full width of their sites.

1.2. The area generally appears largely to have been formed in the early twentieth century, consisting mainly of semi-detached two storey houses of no intrinsic architectural or historic value with common brick walls in English bond or painted render, but with many original roof coverings replaced by concrete interlocking tiles in more recent years, however, some dwelling still have their original slate roofs

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1.3. The grain of the immediate locality is one of street-side development along the line of southern side of Little London. With the majority of dwelling using road side parking, which us currently unrestricted.

1.4. Boundary treatments to the side and rear of the existing site are largely 2000mm high fencing.

1.5. Landscaping generally comprises private planting in house-owners' gardens and as a result is very low key. The area is largely urban in character, and the absence of meaningful soft landscaping reflects this.

1.6. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas. There is no intention to vary site levels significantly from the existing levels and adjoining site and building levels.

1.7. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3 and therefore a Flood Risk Assessment will be submitted to accompany this application. However, the South Holland Strategic Flood Risk Assessment Residual risk shows there to be no risk of flooding and therefore no provision will need to be made for any possible flooding.

2. EVALUATION

2.1. Opportunities

2.1.1. There is an opportunity to make better use of available land, and to provide a new dwelling for sale or rent at affordable cost in an appropriate location, in a position close to all local amenities, and the town centre.

2.1.2. The site at present is under-used, and contributes nothing to the area generally. There is an opportunity therefore to make better use of available land, for the benefit of the occupants as well as for the town generally.

2.1.3. The site is a very sustainable site indeed, being within easy walking distance to the town centre situated not more than one mile away. It is also in easy reach of both the bus and the railway station and thereon to the national transport networks. All the facilities of a market town are within easy reach, without the need for using a private car. It is contended therefore that provision of homes either for sale, or for rent in such a location meets all the requirements of PPS3, and an opportunity exists for the provision of much-needed accommodation within an existing sustainable infrastructure, rather than seeking to build such accommodation in designated new-build development areas where the necessary infrastructure has to be created specially to support the housing.

2.2. Constraints

2.2.1. General constraints exist as with any extension proposals.

2.2.2. Care must also be taken to avoid either overlooking the neighbouring properties, or presenting an overbearing structure close to their boundaries.

2.2.3. Care must also be taken to avoid the creation of living units with less than acceptable levels of amenity.

3. DESIGN

3.1. The new dwelling has been designed to reflect the nature of the existing dwelling in both scale and character, and habitable rooms have been so arranged as to maximise amenity for the occupants of each dwelling.
3.2. The extended property will appear more visually balanced and in keeping with the large number of semi-detached dwelling in the vicinity.

4. CONCLUSION

4.1. It is considered that the application proposals recognise the existing grain of development, and provide suitable accommodation within the latest guidelines.
4.2. The proposed extensions and increase of dwellings will not reduce amenity to neighbours, and nor will it create living units with inadequate levels of amenity.
4.3. The size and location of external private garden space and secure outside storage is more than adequate for a small family
4.4. In summary, it is contended that the proposal is of benefit not only to the site, but also to this area of Spalding.