



Date: 4/2/24  
Ref: J188-PDA-revA

## PLANNING DESIGN AND ACCESS STATEMENT

FOR  
FULL PLANNING 3 PLOTS  
REAR OF 76 COMMERCIAL ROAD  
SPALDING Lincs

FOR  
MRS K CUSACK

**Introduction and the site: -**

76 Commercial Road is located approx. 0.5 miles north easterly of the centre of town as the crow flies. It is approx. a 16 min walk to the centre of town and the bus / train station. The property fronts on to Commercial Road with rear access for parking and to the garden from Barge Close.

The client wishes to investigate the possible development to the rear on the existing garden area. There have been prior applications made on this area in the past with an approval H16-0998-05 in 2005. There has also just recently been a successful application approval for the area adjacent to this site for 19 flats with associated parking etc. H16-0421-16 (lapsed). Any proposal will reduce the garden area to no 76, but we have kept it in line with other properties close by. Please see the plans for these proposals below.

The properties proposed are starter units with a small outdoor amenity area and one car parking bay per property including one reserved for no 76. The properties would be constructed from timber to keep wall sizes slim so as to maximize floor area inside and to also benefit from superior insulation specs.

**Use: -**

The proposal is to create starter units for rent or sale for domestic use.

**Amount: -**

The creation of 3 starter units.

**Layout: -**

Please refer to drawings.

**Scale: -**

Please refer to drawings.

**Landscaping: -**

Please refer to drawings.

**Appearance: -**

Please refer to drawings.

**Access: -**

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

**Sustainable Design: -**

4 to 8kW solar panels fitted to the roof. 7kW car charger fitted to every car parking space.

**Flood Risk: -**

A full report has been commissioned conducted by Oakshire Environmental.

Regards

Julian Warrick