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DESIGN AND ACCESS STATEMENT FOR PROPOSED NEW DWELLING WITH GARAGE BETWEEN 4 & 8 MULBERRY WAY, SPALDING, LINCOLNSHIRE.

DESIGN STATEMENT:

THE PROPOSAL:

The proposal is to create a new building plot between numbers 4 & 8 Mulberry Way, Spalding in what is at present a large area of garden at the side of the applicants existing bungalow at number 4 Mulberry Way. The site is situated amongst existing bungalows within a well established residential area of Spalding. A new vehicle access will be formed to the new dwelling from an existing section of private access road off Mulberry Way which at present serves numbers 4 and 8 Mulberry Way. When the surrounding development was originally given planning consent, this part of the applicants garden was designated as a separate building plot. The plot was purchased at that time by the applicant to provide himself with a larger garden.

The site is approx. 10.000 wide at the front and 15.000 wide on the rear boundary and will have a depth on each side of approx. 22.400. The area of the proposal site is approx. 280 square metres.

LANDSCAPING:

The proposal is located in what is at present an established garden consisting of lawn and shrubs.

The new northern boundary will consist of a new 1.800 high close boarded timber fence which will reduce to 1.000 high in front of the proposed new dwelling. The southern boundary of the site consists of an existing close boarded timber fence and leylandii hedge. The western boundary consists of an approx. 1.800 high close boarded timber fence with an approx. 2.200 leylandii hedge behind. There is no fence at present to the front of the site.

It is proposed to remove 2 Willow trees from the rear of the site together with 5 large Leylandii trees.

The new access drive, parking and turning areas will be paved with brick paviors or similar permeable material (to be confirmed).

Any additional tree and shrub planting and all other landscaping will be subject to a separate scheme submitted at reserved matters stage including final details of any new boundary fences/walls including details of the treatment of the front boundary.

APPEARANCE & DESIGN:

The design and general appearance of the proposed dwelling will be dealt with at reserved matters stage. This will include the location of any garage (separate or incorporated within the dwelling design).

As the site is located between existing bungalows to the south, north and east it is proposed that a bungalow should be built on this plot.

The proposed bungalow should be designed to maintain the privacy of the adjoining owners surrounding the proposal. Attached to this application is a possible bungalow design (drg. no. 15/02/02) which corresponds to the dwelling footprint shown on the site layout drawing. This confirms that a small 2 bedroomed bungalow with a separate garage can easily be accommodated on this site. If a garage is not required a larger bungalow could be built and still retain adequate vehicle parking and turning areas.

FLOOD RISK:

Although the site is shown within a possible flood risk area, it is an important established residential area of Spalding where similar proposals have recently been given planning consent despite Environment Agency concerns.

the applicant contacted the planning department regarding the proposal and has since received a letter dated 3rd February 2015 ref. PE-00105-2015 in which it stated that the area appeared to be of a medium flood risk, so that a flood risk assessment may not be required. Copy of letter attached.

ACCESS STATEMENT:

ACCESS TO SITE:

Car parking – Ample parking will be made available within the site of the proposed dwelling to provide for both occupants and any visitors.

A vehicle turning space is to be made available within the site.

Vehicle access – A new vehicle and pedestrian access of more than 4.000 width is shown giving access from the private access road/Mulberry Way to the site. The existing vehicle accesses to numbers 4 and 8 are not affected by the proposal.

Public transport – The site is located within walking distance of a public transport route/bus stop. The site is also within easy walking distance of the town centre.

Disabled access – The site and the dwelling will have disabled access as required by the Building Regulations including hard paved access from Mulberry Way.

Access throughout the proposed new dwelling (including disabled access) together with fire escape provisions will all comply with the latest building regulations.