
DESIGN AND ACCESS STATEMENT

PROPOSED HOUSE

AT

LOWFIELDS HOUSE

FULNEY DROVE

FOR

MR M OKO

DOCUMENT REF: SD22-044/DAS

DESIGN AND ACCESS STATEMENT



Introduction

This proposal is for a house on land adjacent Lowfields Hoose, Fulney Drove, Spalding. This house is to replace Lowfields House which is proposed to be converted to a holiday accommodation.

Proposal

The site is in the open countryside, set in amongst residential and commercial properties along Fulney Drove.

Screening

The site is well screened and existing hedges and trees are set to remain.

Access

An existing access is to be used all to the LCC highways requirements.

Drive/Parking

A driveway and turning parking area is proposed.

External Materials

These can be determined at the approval of reserved matters stage.

Disabled Access

The proposed house to have disable access as required by building regulations including hard paved access.

Foul Drainage

To be connected a foul drainage treatment plant.

Surface Water Drainage

Surface water drainage to be to onsite soakaways.

Dwelling purpose

This proposal is connected to Lowfields House which there is a separate application for a 'Change of use' to a holiday accommodation. The intention therefore is for Lowfields House to be used solely as a Holiday accommodation and not to be permanently lived in.

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My client would then live in the new house on the proposed site so he can easily oversee the operation of the holiday accommodation.

Therefore, there will be only one residential dwelling on the site as Lowfields house will become non-residential.

My client is happy for condition to be included to restrict the separation of Lowfields House and the proposed dwelling.

Conclusion

This site is outside of the local plan for Spalding, but as there will not be any increase in permanent residential dwellings it is considered this proposal is acceptable.