



Date: 26/8/14
Ref:J016-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR
PROPOSED RESIDENTIAL DEVELOPMENT
(14 DWELLINGS)
AT
34 LITTLE LONDON
SPALDING Lincs

FOR
SEAGATE HOMES LTD.

Introduction: -

Our clients Seagate Homes Ltd. have recently purchased the above site that last year gained an Outline Planning Permission reference **H16-0155-13**.

The principle of Residential Development is already established by this extant permission, however we apply for a Full Application due to more residential units being applied for.

Use: -

The proposal is to change the mixed use business site to 14 residential dwellings accessed off a private drive. Discussions have taken place with Jon Sharpe of Lincs County Council Highways Department and in principle the proposal is accepted due to certain conditions of the private drive.

Amount: -

14no. starter family homes 12no. 2 bedroom and 2no. 3 bedroom with off road parking and good size gardens.

Layout: -

Refer to the latest drawings for the layout of the site. We do not consider overlooking problematic due to good separation distances to boundaries.

Scale: -

To be reflective of the surrounding properties, these are modest traditional styled 2 and 3 bedroom houses. All dimensions given on the latest drawings.

Landscaping: -

See the latest drawings for the landscaping of the site.

Appearance: -

Brick, tiled and render style buildings with a traditional appearance to best fit in with the character of the locality.

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.