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# PROPOSED EXTENSION & ALTERATIONS TO EXISTING DWELLING AND 1 ADDITIONAL DWELLING (SINGLE STOREY) AT 98 LONDON ROAD SPALDING

for

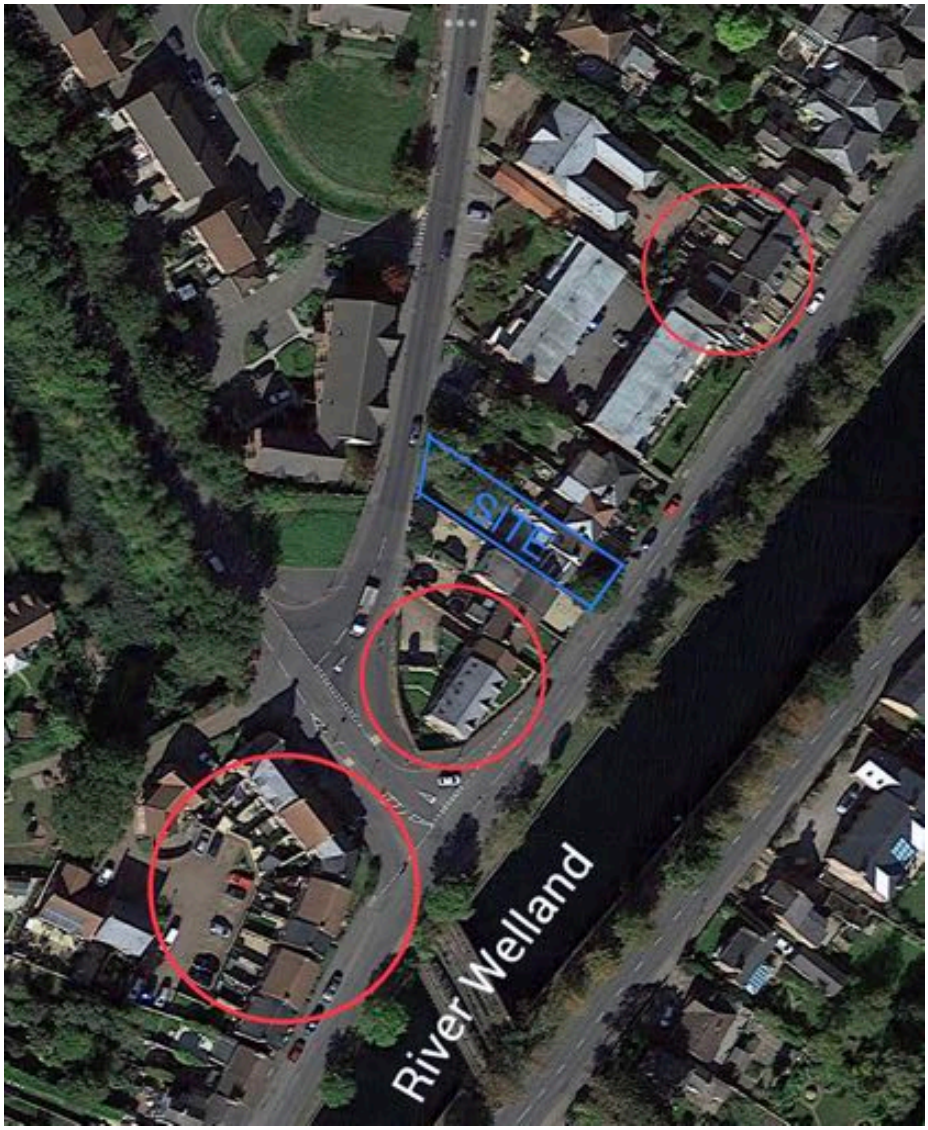
FARAMARZ MIR JAVADI & ROBERT MARIAN FECHETE

# PLANNING DESIGN & ACCESS STATEMENT

**Introduction :-**

The site is near the corner of St. Thomas's Road, Magellan Way and London Road in Spalding. It is partially the rear garden and drive to 98 London Road. The new property proposed to front on to St Thomas's Way. The site is approximately 0.7 mile from the Market Place (14 min walk), 0.9 miles from the train station (18 min walk) and 1 mile away from the bus station (19 min walk). The proposal is to provide good size affordable premises to rent or buy. The site offers all facilities for access for all.

i) We have been asked by the client to firstly renovate and extend the existing property at 98 London Road and also look at providing 1 new dwelling (single storey) to the rear area that would front on to St. Thomas's Road.
ii) For the existing premises it is proposed to build up over the existing garage and provide a single storey extension to the rear turning this into a modest 3 bedroom property.
iii) The new property to sit on part of the existing garden and drive area and they will take up a small footprint offering a small 3 bedroom property with small amenity area and off road parking.
iv) Every effort has been made within the design not to compromise anyones privacy and the measures taken are shown within the drawings.
v) All the plots will offer environmental sustainability (to various degrees) and the full extent of this can be found on the proposed drawings.
vi) The amenity area that remains to each garden is consistent with other gardens in the immediate area, see example below.



vii) New parking to front of Plot 1 (existing property) will accept 2 cars and with some manoeuvring will be able to exit in forward gear. The new plot will have off road parking for 2 cars but it will be in the form of a parking space directly off St. Thomas's Road that is consistent with other areas of this road in particular the car parking that serves Briton Close just a few yards away from the site and also no. 97 adjacent. Please see examples below. See drawings for this proposal.







**Use :-**
The proposal is to create 1 modest sized property for domestic use.

**Amount :-**
1 additional property on this site for domestic use.

**Layout :-**
The layout of the site is better explained by the drawings.

**Scale :-**
The scale of the buildings is better explained by the drawings.

**Landscaping :-**
See the latest drawings for the landscaping of the site. A natural approach to screening for privacy is advocated for this proposal.

**Appearance :-**
The appearance is contemporary please see the drawings but does blend in with flat roof extensions and the flat roof Briton Court.

**Environmental Sustainability :-**
Please see the Block Plan drawing that states the commitment to this item.

**Flood Risk Assessment :-**
Please see attached Flood Risk Assessment.