



Date: 18/12/22
Ref:J172-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR
PROPOSED DWELLING AND GARAGE
ADJACENT DOUGLAS
HORSESHOE ROAD
SPALDING Lincs

FOR
MR & MRS B MADDISON

Introduction and the site: -

This plot lies between the existing line of properties built some years ago and the recent new properties that started under Planning Ref H16-0715-16. This plot is identified within the boundary development for Spalding in the South East Lincolnshire adopted plan.

Use: -

The proposal is to create a good size dwelling with parking on a good sized plot for domestic use.

Amount: -

The creation of a good size property for domestic use.

Layout: -

The layout of the site is better explained by the drawings. The properties benefit from good space all around the proposal.

Scale: -

The scale of the buildings is better explained by the associated drawings.

Landscaping: -

See the latest drawings for the landscaping of the site. The concept is to maintain a level of openness around the building that also offers privacy using a more natural approach reflective of its location.

Appearance: -

The appearance is courteous to the adjacent development.

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: -

8kW solar panels fitted to the roof. 7kW car charger fitted to front of property. Additional levels of insulation all around the building.

Flood Risk Assessment: -

The ground floor level will be set at same as the adjacent development (Plot 3 within this current year).