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8 Beech Grove Donington Spalding Lincs PE11 4XQ

Date: 17/8/17
Ref:J090-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR
FULL PLANNING PROPOSAL FOR
1no PROPOSED HOUSE AND GARAGES
adjacent
103 NEW ROAD
SUTTON BRIDGE LINCS

FOR

S.E. KING B.C. LTD.

Introduction :-
This area has received Outline Planning permission already for 2 properties in October 2016 reference H18-0908-16, therefore it is established that this area can support development.

Use :-
Residential Development for 1no. 4 bedroom house with garages accessed off New Road.

Amount :-
1no. large family home of 4 bedroom size with attached garages on a large plot.

Layout :-
Shown better by the attached drawings.

Scale :-
Shown better by the attached drawings.

Landscaping :-
Shown better by the attached drawings. Trees are to be a variety of smaller type indigenous species as shown planted in a non uniform pattern. Native hedging to offer protection to the site and sit in character with other landscaping locally.

Appearance :-
Shown better by the attached drawings. Reflective of a large farmhouse using a range of traditional features such as tiled dormers, Red / Brown bricks, timber cladding and oak (or similar) timber.

Access :-
Locally it is proposed to 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.

The site is located half a mile along New Road from the centre of Sutton Bridge. Sutton Bridge itself is on the major trunk road of the A17 situated 12 miles from Kings Lynn and 18 miles from Spalding.

Flood Risk Assessment :-
Please see separate Flood Risk Assessment prepared by Geoff Beel Consultancy.

Sustainable Design :-
The building is to be heated using Electric Air Source heating methods. The roof will support Solar Panels to generate electricity (approx. 6kW). Rainwater harvesting is to be provided to offer car washing and watering the garden.