DESIGN & ACCESS STATEMENT

SITE ADDRESS: Plot east of 33 Cross Road Sutton St Edmunds PE12 0LS

APPLICANT: Ms P Clarke

PROCESS

This statement has been prepared to accompany a planning application for the above site. The proposal for the site has taken account of the characteristics of the site and surrounding area in terms of its size, features, surrounding properties and uses, and has been used to assess the best form of development for the site and access thereto. Given the application proposed is an outline application, it deals with the principle of use, dwelling type and layout, rather than detailed design. Access to the site is committed, with all other matters reserved.

The application relates to a proposed dwelling on a site known as Plot east of 33 Cross Road Sutton St Edmunds PE12 0LS. The proposal is for one chalet style dwelling and is a renewal of consent ref H19-0325-16 which is currently extant and for which reserved matters could be submitted.

USE

The site is formerly domestic garden, and is proposed to be for a single residential dwelling with associated parking and garden. The site is located within the development area boundary of the newly approved South East Lincolnshire Local Plan. Under Policy 1 of that plan in smaller settlements such as Sutton St Edmunds development is normally limited to sites that are infill or existing commitments. This site satisfies both categories. The principle of use was accepted by consent ref H19-0325-16 and the newly adopted Local Plan continues to support such use

AMOUNT AND SCALE

The proposed development is for a single detached chalet style dwelling, in keeping with the surrounding properties, to be built conforming to the existing build-line. The scale of the development is demonstrated on the attached block plan. Approximate measurements of the proposed dwelling would be 8m wide by 12m deep x 6.5m ridge height.

LAYOUT

The attached indicative block plan shows the potential positioning of the dwelling within the site and access arrangements.

There is ample space within the site for the parking and turning of two vehicles and adequate private garden space to the north of the dwelling.

Siting of the dwelling within the plot is reserved as part of the application.

LANDSCAPING

The boundaries of the plot are already fenced with close boarded fencing to the majority of both sides, with a short section of conifer hedge on the eastern boundary in front of the building line. The inclusion of landscaping can be dealt with by condition at reserved matters stage given that the plot is already adequately screened.

APPEARANCE

This application is for the development of a detached chalet style dwelling which will be situated between a similar property and a bungalow and thus which reflects the surrounding properties. Detailed design is reserved but the property will adjoin other dwellings of traditional construction and appearance, and a similar traditional style is considered appropriate.

ACCESS

Vehicular and pedestrian access will be via a private access directly off Cross Road to the site.

FLOOD RISK

The site is within Flood Risk Zone 3 on the Environment Agency Flood Risk Maps. However in the Strategic Flood Risk assessment prepared as evidence to the local plan the site is outside the area where flooding is predicted for a 1 in 200 risk event with 100 years allowance for climate change. A flood risk assessment has been prepared with documentation included confirming this. The site is safe for development with regard to flood risk.

BIODIVERSITY

A Biodiversity questionnaire is included with this application.