

# **DESIGN & ACCESS STATEMENT**

**PROPOSED THREE BEDROOMED BUNGALOW**

**3 CROSS ROAD,  
SUTTON ST EDMUND  
FOR**

**MR J WHITWELL**



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## **1. Introduction**

This Design & Access Statement accompanies a full planning application for a proposed three bedroomed bungalow.

It should be read in conjunction with the following drawing:

Drawing No's:

1554-01 – Existing Drawings:

- 1:2500 site location plan,
- 1:200 existing and proposed block plan,
- 1:50 proposed layout plans.
- 1:50 proposed section.
- 1:100 proposed elevations,

This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended)

When preparing this application the following policies have been taken into account: -

NATIONAL PLANNING POLICY FRAMEWORK 2012

- Section 6 – Delivering a wide choice of high quality homes
- Section 7 – Requiring Good Design

SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG1 – General Sustainable Development
- SG2 – Distribution of Development
- SG3 - Settlement Hierarchy
- SG14 – Design and Layout of New Development
- SG15 – New Development: Facilities for Road Users
- SG16 – Parking Standards in New Development
- SG17 – Protection of Residential Amenity
- HS7 – New Housing in the Open Countryside

These policies form the basis upon which this application has been designed.

## 2. The Site

The application site is located in the Village of Sutton St Edmunds Which is situated 10 miles from the centre of Holbeach, 10 miles from the centre of Wisbech, 15 miles from the centre of Spalding and 17 miles from the centre of Peterborough, making it central to all of the main centres in the area. The application site is situated on the north side of Cross Road, about 30 metres east of the junction with Broadgate Road. The eighteenth century Parish church of St Edmund lays 105 metres to the south-west. The settlement of Sutton St Edmund is historic and is linear in character. Residential properties exist in the immediate location. The site area is 0.044 hectares



Aerial photograph indicating the site outlined in red.

## 3. Use

The application site is predominantly vacant. A 1.75m high close-boarded timber fence to the western boundary and a 1.8m high timber panel fence and Leylandii hedge to the eastern boundary. A temporary wire fence delineates the southern boundary abutting the highway



The above photograph indicates the application site from Cross Road.

### **Planning History**

H19-0796-98 - outline application  
Erection of one detached dwelling – Granted 3 December 1998  
A condition to restrict the building to single storey only  
was on the decision notice.

H19-1208-01 – Reserved Matters  
Proposed 3 bedroomed bungalow with detached garage  
(Outline H19-0796-98)

At this time the application site was situated in the Development Boundary  
for Sutton St Edmund as indicated on Inset Map 36 of the proposals map.

#### **4. Amount**

A 3 bedroomed bungalow and integral garage is proposed on the site. Drawing no. 1554-01 – indicates the 1:2500 application site and where it is in relation to the adjacent residential bungalows along Cross Road and Broadgate.

The 1:200 existing block plan indicates the vacant plot apart from the two Ash saplings to be removed.

The proposed 1:200 block plan indicates how the the proposed bungalow sits comfortably on the plot in line with the adjacent bungalows.

#### **5. Appearance**

The proposed design of the bungalow and its elevations and layout are considered to be of a design appropriate for the area in terms of the reflecting the local vernacular. The proposal will not be out of character with the open countryside and will, therefore, encourage and offer a positive contribution to the area where it is situated.

The proposed is situated in Flood Zone 3. It is therefore proposed to build the new property in line with the guidance of The Environment Agency, i.e. to raise the finished floor level to 300mm above the surrounding ground levels and to provide safe refuge in the roof space with a roof window for egress situated in the Eastern slope. The All proposed windows and doors are to be painted timber.

#### **6. Access**

The proposed access is indicated on Drawing no. 1554-01 on the proposed block plan how the vehicle access will be off Cross Road.

#### **7. Landscaping**

The proposed landscaping scheme is indicated on Drawing no. 1554-01 on the proposed 1:200 block plan.

## **8. Conclusion**

The proposed scheme will be a positive contribution to the character of the area, particularly in terms of the design, form and scale and will be a positive contribution to the street scene.

The proposed application site is an infill plot essentially; the proposed bungalow will sit comfortably on the site and will be in character with the area with the design and type of property. From a design point of view, the proposed bungalow reflects the traditional vernacular design. As such there will not be any detrimental effect on the neighbours in terms of shading nor overlooking etc.

The Government is also greatly concerned due to the shortfall in housing numbers, in particular South Holland and its district not meeting its housing needs.

The application site has been identified as being in Flood Zone 3 and measures will be taken to ensure that the dwelling will not be badly affected by any future flood.

In view of the above it is hoped that this application will be favourably considered.