

Reference SD17-032/DAS

DESIGN & ACCESS STATEMENT

PROPOSED HOUSE & GARAGE

AT

ADJ 79 CHAPELGATE, SUTTON ST JAMES

FOR MR S & MRS B SUTTON

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Spalding
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Introduction

This proposal is for a single house and garage on an infill parcel of land between two existing houses.

The site is served by an existing access and driveway.

Proposal

The site is proposed to be developed for 1 No: house and garage - refer to drawings SD17-032/1, SD17-032/2 and SD17-032/3.

Screening

There are existing boundary fences and hedges that are to remain – refer to drawing SD17-032/1.

External Materials

External materials have been chosen to fit in with the surrounding area.

Design

The house has been suitably designed to be sympathetic to the adjacent properties and will follow a similar building line.

There are existing houses on either side of the proposal.

Car Parking/Turning

It is proposed for a single garage and parking area together with adequate turning facility.

Disabled Access

The site and dwelling will have disabled access as required by Building Regulations including hard paved access.

Drainage

Foul drains to be connected to public foul sewer.

Surface water drains to be connected to on site soakaways.

Conclusion

This site is within the emerging South East Lincolnshire Local Plan and is therefore in a sustainable location, being in the centre of Sutton St James.

This proposal would go some way towards the South Holland District Council 5 year shortage of housing.

This proposal will fit in comfortably between 2 No: existing houses and would not be detrimental to the local area.