

Westfield Lodge
Low Lane
Holbeach,
Lincs,
PE12 7PW
Tel: 01406 424343
www.status-design.co.uk
Email: info@status-design.co.uk

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT FOR 2 BUNGALOWS

AT

**ADJ. 2 JARVIS GATE
SUTTON ST JAMES**

FOR

MR F CAMPLING

DOCUMENT REF: SD23-022/DAS

Design & Access Statement



Introduction

This Design and access statement is accompanied by an Outline planning application for Mr F Campling for 2 bungalows.

Planning policy

This site is within the local plan for Sutton St James and it is considered suitable therefore for 2 frontage bungalows.

Character assessment

This site is within an area of frontage development with a mixture of houses and bungalows adjacent and opposite site.

The site is a presently used as a paddock.

Site Access

1 vehicle access is proposed to serve both plots.

Dwelling design

It is considered bungalows are suitable for this location. As this is an Outline planning application the design of the bungalows can be dealt with at the approval of reserved matters stage.

Each plot will have its own garage and parking space.

Land scaping

The existing trees to remain as shown on the site plan. This can be dealt with at the approval of reserved matters stage.

Drainage

Foul drainage to be to public foul sewer. Surface water drainage to be to on site soakaways.

Conclusions

As this site is within the local plan for Sutton St James it is considered 2 bungalows are appropriate with this location and will fit in comfortably with this area.