

DESIGN AND ACCESS STATEMENT

PROPOSED DWELLING

ADJACENT 28 JARVIS GATE, SUTTON ST JAMES

FOR MR D SULLIVAN

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Introduction

This proposal is for a single bungalow to the side of an existing house, 28 Jarvis Gate, Sutton St James, and is within the main settlement of Sutton St James.

The site is within the South East Lincolnshire Local Plan.

Proposal

The proposal is for 1 No: bungalow.

Site

There is an existing house to the left of the site (viewed from the road) and a bungalow to the right with a Field Access between.

Opposite the site is a bungalow.

It is considered therefore a bungalow would be the most appropriate for the site.

Dwelling Design

There are a mixture of houses and bungalows in this location.

The final design will be at the "Approval of Reserved Matters" stage.

Landscaping

Existing mature trees to the site frontage are to remain.

An existing tree to the rear of the site is to be removed.

Further landscaping proposals can be agreed at the “Approval of Reserved Matters” stage.

Access

The proposed access to be all to Lincolnshire County Council Highways approval.

Turning/Parking

Provide suitable turning and parking area as shown all to Lincolnshire County Council approval.

External Materials

These can be dealt with at the “Approval of Reserved Matters” stage.

Foul Drainage

Connect to public foul sewer.

Surface Water Drainage

Surface water drains are to be connected to on site soakaways.

Disabled Access

The proposed dwelling will have disabled access as required by Building Regulations including hard paved areas.

Conclusion

The proposed site is within the South East Lincolnshire Local Plan and the proposed bungalow will be compatible with the mixture of houses and bungalows in this location.