



DESIGN & ACCESS STATEMENT

ERECTION OF A 3-BED DWELLING

AT

**29 STATION ROAD
TYDD GOTE
WISBECH
PE13 5QA**

FOR

MR S NECKER

Job No. SE-1785

March 2022

1.0 INTRODUCTION

This Design and Access Statement supports the Full Planning Application for the erection of a 3-bed dwelling in relation to the previously approved garage block under reference H21-0489-20.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is within the built up settlement of Tydd Gote, on the northern side of Station Road. The area is residential in character with dwellings of varying sizes and designs. Design features within the locality include gable fronts, dormer windows, chimneys and detached and semi-detached buildings. The properties to the immediate south, approved under application reference 'H21-0489-20', are 2 storey 3-bed dwellings with front facing dormer windows.

The site is outside of the Tydd Gote Conservation Area and is located within Flood Zone 1 as per the Environment Agency Flood Maps for Planning.



Figure 1: Ariel View

2.2 HISTORY

Erection of a 4-bay garage with storage above to serve dwellings on plots 3 and 4, 29 Station Road, Tydd Gote, approved under H21-0489-20.

2.3 PROPOSAL

The application seeks full planning permission for the erection of a 3-bed dwelling. The dwelling will complement the aesthetic feel and scale of the garage previously approved under reference H21-0489-20. Careful consideration was taken in order to not drastically alter the scale or look of the previously approved garage and to remain 'in keeping' with the immediate surroundings.

The proposed dwelling benefits from two off-road parking spaces to the front along with a very generous driveway/ turning area and a garden area to the rear. The gardens will be made private by 1.8m high close boarded fencing around their perimeter.

2.4 PRINCIPLE

The site lies adjacent to the defined settlement boundary for Tydd Gote. In planning policy terms it is within a countryside location however the authorised use of the site is residential by reasons of the domestic garage approved under H21-0489-20 which serves the properties to the front of the site. It is therefore submitted that the domestic/residential use of the site is already established and principle of the proposal can accordingly be supported.

The site is located within Flood Zone 1 as per the Environment Agency's flood maps for planning. Section 14 of the NPPF require proposals to adopt a sequential approach to flood risk by locating development within areas at lowest risk of flooding in the first instance. Given that the site is located within Flood Zone 1, which is land at lowest risk of flooding, the proposal satisfies Section 14 of the NPPF. The principle of the development in terms of flood risk is therefore acceptable.

3.0 DESIGN

3.1 USE & AMOUNT

The proposal is for residential development on the site of an existing plot previously approved for the garage to serve the existing dwellings along Station Road and is in an established residential location. The site is also located within the defined settlement boundary of Tydd Gote. The use is therefore considered appropriate.

The proposal is for a 3-bed detached house. The scale is entirely commensurate with that of the previously approved garage on site and semi-detached dwellings to the southern side of the site, thereby demonstrating that the proposed amount is appropriate and in-keeping with the built up area that it falls within.

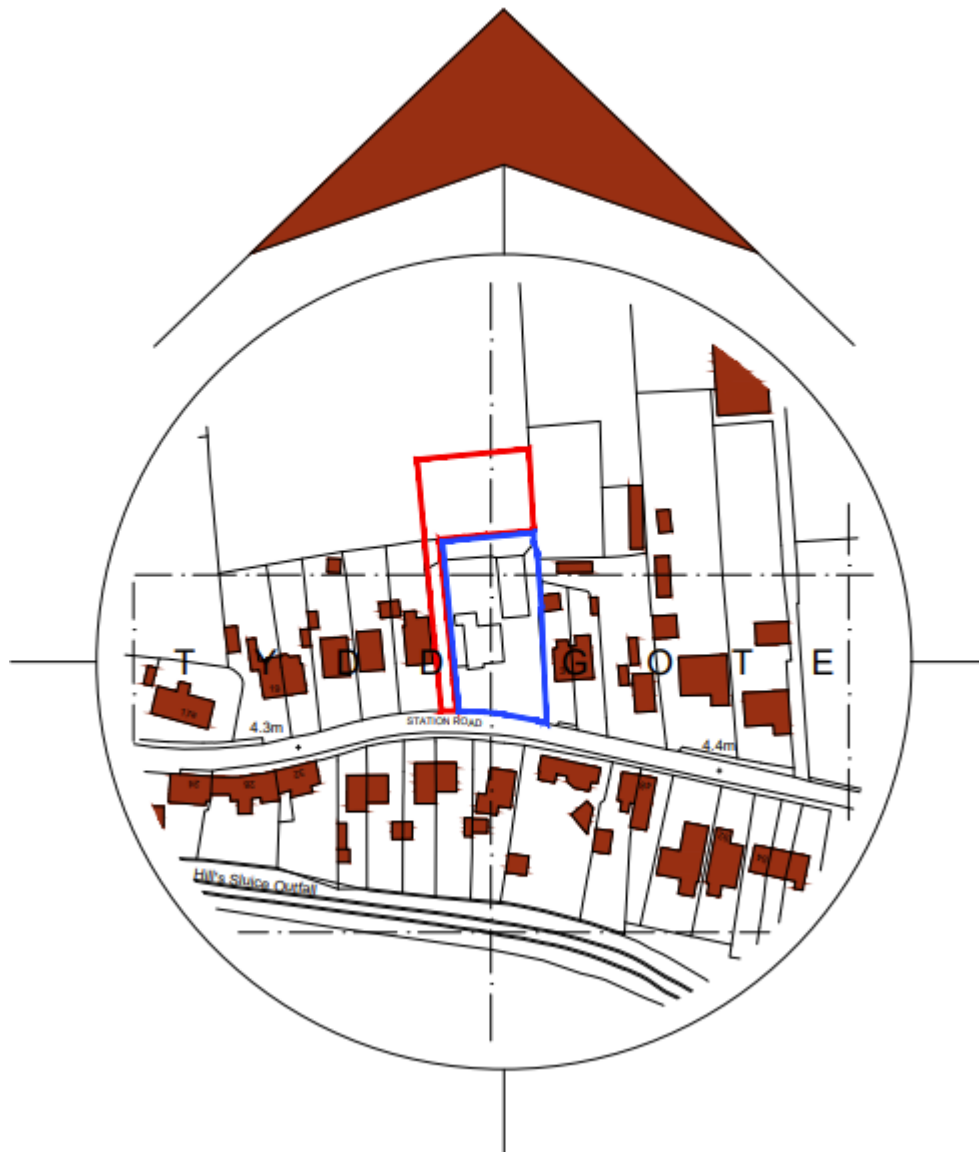


Figure 2: Location Plan

3.2 LAYOUT

The proposal will be positioned to the rear of plots 3 and 4, towards the east of the site. The proposed dwelling is of sufficient distance from the other dwellings along Station Road so that no overshadowing or their private amenity areas will occur because of over development.

The proposal is of a consistent scale to the previously approved garage. As such there will be no more impact or impact on the surrounding landscape than the authorised garage block.



Figure 3: Proposed Site Plan

3.3 SCALE

The proposal has the same footprint and height as the approved garage block and all first floor windows will face away from the nearest residential occupiers. As such the size of the building in this location has already been deemed acceptable and there will be no harm caused to neighbouring residents by means of loss of privacy as a result of the proposal.

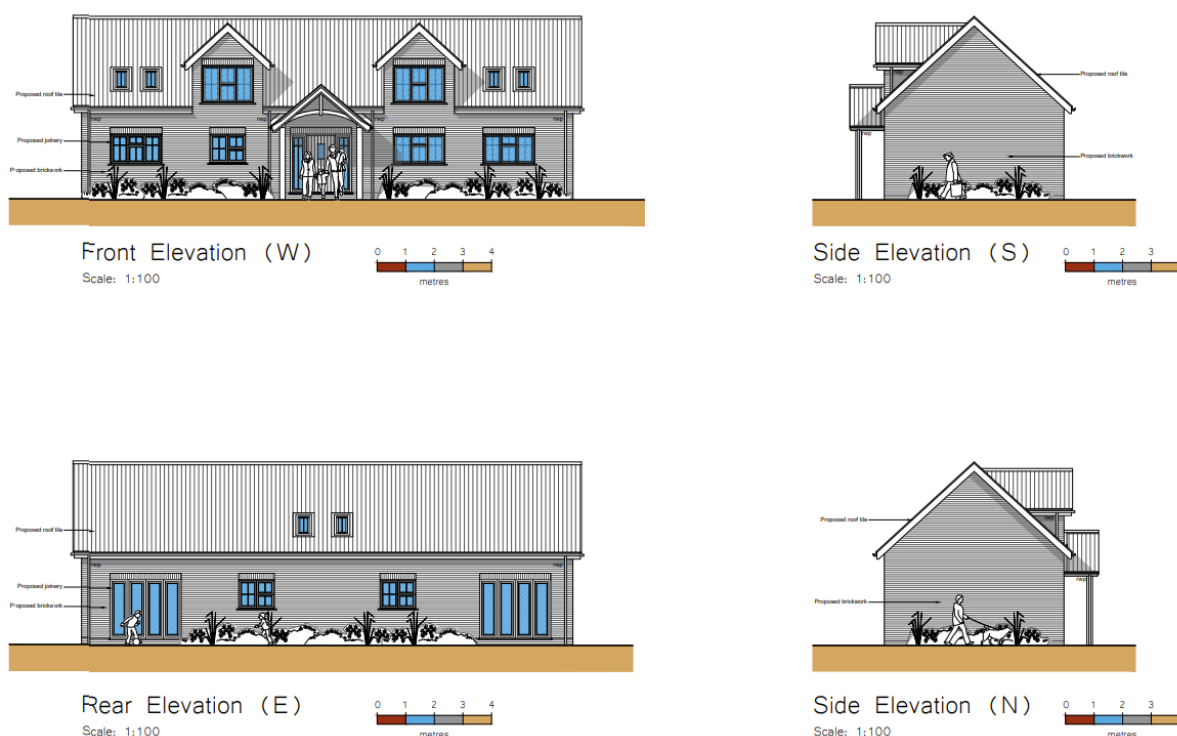


Figure 4: Elevations

3.4 LANDSCAPE

There is minimal existing landscaping within the site however there is ample scope to introduce an enhanced landscaping scheme to meet the personal needs of future residents.

It is proposed that 1.8m high close boarded fencing enclosing the rear garden areas to afford future residents sufficient outdoor private amenity space.

3.5 APPEARANCE

The dwellings have been designed to include characteristic features of the neighbouring development. This includes dormer detailing on the front elevation and the window proportions. There is no strict local vernacular within the area. However, it is submitted that the aforementioned details will tie the development into its setting.

3.6 FLOOD RISK

The site lies within Flood Zone 1 of the Environment Agency's flood maps for planning. It is therefore in a sequentially preferable location in terms of flood risk, complying with Section 14 of the NPPF.



Figure 5: Extract from Environment Agency Flood Maps for Planning

3.7 SECURITY

Security lighting is to be provided to the dwellings over the rear access and parking areas, which will be dusk to dawn sensor-controlled intruder lighting in line with Secured by design New Homes 2016 guidance.

Consideration is also to be given to fitting intruder alarms to the new dwellings.

3.8 ENVIRONMENTAL CONSIDERATION

An area is to be provided in the front enclosed garden for the bins required for recycling by the local authority and their roadside collections.

The water usage of the dwellings will be in line with Part G of the building regulations.

4.0 ACCESS

4.1 VEHICLE & TRANSPORT LINKS

The site is located in close proximity to the A1101 and A17 resulting in excellent wider transport links. The site is approximately 200m from the closest bus stop along Main Road which is on the Long Sutton/Wisbech bus route. It therefore benefits from a choice of sustainable modes of transport which is promoted by Section 9 of the NPPF.

4.2 SITE ACCESS

The proposed dwelling will benefit from its own access directly off Station Road. There is good visibility in each direction to protect highway safety.

4.3 INCLUSIVE ACCESS

The topography of the site is generally level and will comply with Part 'M' of the Building Regulations.

A large front door with a level access threshold will allow access to the dwelling whilst all doors, including an outward opening door to the w.c, will allow access throughout the ground floor. There will be no changes in floor level allowing easy wheelchair access throughout the entire ground floor, including a bedroom at ground floor. Disabled people will not be segregated from any activity which may occur. Level access is also to be provided to the garden. This is achieved via the rear doors. This allows all to enjoy the external space of this proposal.

4.4 FIRE FIGHTING

The close proximity of the road allows easy access to the Fire Brigade should the event of a fire take place.