PLANNING & DESIGN STATEMENT TO ACCOMPANY OUTLINE PLANNING APPLICATION FOR 8No. RESIDENTIAL DWELLINGS AT:

HIGH ROAD, WESTON



View of site from East



View of site from West

1 - INTRODUCTION

This application is made by Mr A Murfet, to provide 8No. individual frontage plots along High Road, Weston, between 2No. existing bungalows (No. 163 and No. 183).

This application is made to remove the plots from the constraints of the current outline planning permission covering the much wider site and allows the opportunity of some individuality and more bespoke designs across the 8 No. plots.

2 - THE SITE

The site is currently open farmland/nursery use. Each individual plot will be a good size to allow various design options, with depths of 142 feet to relate to the existing neighbouring dwelling plot sizes.

3 - THE DESIGN

The individual designs shall follow at full application(s) stage(s). Bungalows, Chalet style dwellings and / or 2 Storey houses are considered appropriate depending on their positioning along the frontage.

4 - ACCESS

Access to each plot will be off High Road and will reflect the access principles of existing properties to the east and west along the road.

An access to the larger future development site to the rear of this frontage shall be retained with all of the necessary criteria.

5 - SERVICES

The individual plots shall take services from High Road. There are 2No. Anglian Water Foul water manholes in High Road at either side of this frontage with suitable depths for connections.

The surface water shall be into soakaways in the front and rear gardens and sized in accordance with the dwelling non-permeable surface areas.

We have attached examples of soakaway sizes for 2 different indicative footprint areas based on previous percolation tests taken on the site.

6 - LANDSCAPING

The details of landscaping of each plot shall be provided at full planning application stage.

The large tree on the edge of High Road should be retained and development will consider that location, as per the indicative layout plan.

7 - ACCOMPANYING APPLICATION DOCUMENTS

- Site Location Plan
- Plot Arrangement Plan
- Indicative Block Plan
- Soakaway Calculations
- Extant Flood Risk Assessment