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DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

ADJ.

PRIMROSE COTTAGE

CHURCH GATE

WHAPLODE

FOR

MISS S GRIGGS & MR BELTON

DOCUMENT REF: SD24-003/DA

DESIGN & ACCESS STATEMENT

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Introduction

This proposal is for the removal of a redundant shop and replace with a bungalow. See site plan drawing SD24-003/2.

Redundant Shop

See attached document from client.

Local Plan

This proposal is within the Southeast Lincolnshire local plan.

Site

There is an existing bungalow and house adjacent the site.

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

Bungalow Design

See drawing SD24-003/3

External Materials

See Site plan drawing SD24-003/2. These have neem carefully chosen to fit comfortably with the location.

Access

An existing access is to be used which has previously been used for the existing shop which would have had more traffic flow to the site than the proposed bungalow.

Parking

A drive is proposed to serve 3 car parking spaces.

Landscaping/Screening

Hawthorn Hedge and timber fences are proposed see drawing SD24-003/2.

Foul Drainage

Connect to existing foul drainage system which connects into foul sewer.

Surface Water Drainage

Surface water drains are to be connected to onsite soakaways.

Disabled Access

The proposal dwelling will have disabled access as required by building regulations including hard paved areas.

Conclusion

The site is within the Southeast Lincolnshire Local Plan and a Bungalow is proposed which will be compactible with the mixture of houses and bungalows in this location.