DESIGN & ACCESS STATEMENT

Client: P & R Plant Hire (Lincolnshire) Ltd

Project: Proposed Bungalow, High Road, Whaplode, Lincolnshire

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INTRODUCTION

The proposal is for 1 no. new dwelling (3 bedroom bungalow) between no. 347 and no. 355, High Road, Whaplode. The site is currently part of an agricultural field. The application is for full planning permission. The site is located within a flood risk zone and reference should be made to the Flood Risk Assessment which forms part of this application.



View of site from High Road

USE

The proposed use of the site is for domestic residential purposes.

AMOUNT

The site area is approximately 0.074 ha. The dwelling proposed is a 3 bedroom bungalow with a detached double garage.

LAYOUT

There is an existing tree to the north east corner of the site so this has dictated that the site access will be to the western side of the frontage (which coincides with the existing field access) The bungalow is located relatively centrally on the site between the side boundaries of no. 347 and no. 355. The front elevation of the bungalow aligns with the front elevation of no. 355. The detached garage stands forward of the bungalow. A generous driveway allows at least 2no. vehicles to be accommodated plus space for turning.

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SCALE

The proposed scale is sympathetic to the immediate context and its setting. No. 347 is a bungalow (single storey) and no. 355 is a chalet bungalow (2 storey). The scale of the proposal being single storey avoids any potential overlooking of existing properties.



Scale of 347 High Road



Scale of 355 High Road

LANDSCAPING

The front and rear gardens will be laid to lawn. The existing tree in the front garden will be retained. The driveway will be gravel. Paths and patio will be of paving slabs.

The east boundary has an existing close boarded fence belonging to no. 347. The west boundary has a tall hedge belonging to no. 355. It is proposed to erect a new 1.8m high close boarded fence to the rear garden in order to maintain privacy of existing adjacent properties. *(Note: At the time of preparing this application, the owner of no. 355 was replacing the hedge with a close boarded fence).*

APPEARANCE

The style of the bungalow is in keeping with adjacent properties along High Road, comprising brick walls and tiled roof and will integrate well into the existing streetscene.

ACCESS

The site is only about 5-10 minutes walk from the centre of Whaplode. It has good transport links to Spalding, Boston, Kings Lynn and Peterborough. The site fronts onto a straight stretch of High Road having a 30mph speed restriction. There is excellent visibility in both directions. Vehicles can turn within the cartilage of the site and so negating the need to reverse out onto the road.



View eastwards along High Road



View westwards along High Road

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The new property will comply with the Building Regulations Part M and will include gently sloping ramped approach to the principal entrance door, level threshold and accessible toilet. Car parking is close to the dwelling's front door for ease of access. External lighting will be provided to the bulkhead of the front porch with PIR activation and dusk to dawn sensors.

Access by foot into Whaplode will be further enhanced by virtue of the proposed public footpath (to the south side of High Road) to be constructed as part of planning approval H23-0508-16. This footpath will extend in front of no. 355 all the way up to the existing pavement at St Mary's Gardens and will negate the need to cross High Road.

PLANNING

The site falls within the boundary of development of both the South Holland Local Plan – Adopted (July 2006) and the South East Lincolnshire Local Plan – Draft (June 2016).

CONCLUSION

The site is of a reasonable size to comfortably accommodate the proposed bungalow. The single storey scale fits in with that of the existing streetscene and does not impact negatively on adjacent properties. The materials are in keeping with those of adjacent dwellings. The site is within the boundary of development of both the existing (2006) and draft (2016) Local Plans. It has good transport links and is within easy walking distance of the centre of Whaplode. It has excellent road and public transport links.