

Reference SD17-052/DAS

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED HOUSE AND GARAGE

FOR

MR J LUMLEY

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Introduction

This proposal is for 1 No: House and Garage at Pipwell Gate, Saracens Head.

Proposal

An indicative layout is shown on drawing No: SD17-052/1 for an Outline Planning Application.

Landscaping

It is proposed for the existing frontage hedge to remain apart from the new access portion.

Design/External Materials

No design or external materials are proposed as this is an Outline Planning Application, but an indicative layout is included – see drawing SD17-052/1.

The design of the proposed House and Garage with the external materials can be suitably designed to fit in with the street scene at the “Approval of Reserved Matters” stage.

Surrounding the Site

To the East of the site is a house. To the West of the site is a bungalow. On the opposite side of the road to the site is a mixture of houses and bungalows.

Access

It is proposed for a new access to be provided, all to Lincolnshire County Council requirements.

Car Parking

It is proposed for a Garage with parking spaces.

Disabled Access

The site and dwelling will have a disabled access as required by Building Regulations including hard paved access.

Drainage

It is proposed for the plot to have its own Bio-Disc Treatment Plant with outfall to suitable soakaway for foul drainage.

Soakaways will be provided for surface water drainage.

Conclusion

Whilst the site is not in a defined settlement it is within a hamlet of existing dwellings.

The proposal would go some way towards South Holland District Council's 5 year shortage of deliverable housing.

The proposal would assist a local need referred to in James Lumley's document.

There is a mixture of houses and bungalows surrounding the plot so it is considered a House would be appropriate in this location.