

Reference SD21-011 DAS

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

AT 11 MIDDLE ROAD, WHAPLODE

FOR MR S GREENHALGH

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Introduction

This proposal is for the demolition of an existing semi-detached dwelling and replace with a detached house and garage.

The site is within the Local Plan for Whaplode.

Proposal

On demolition of the existing bungalow it is proposed to ensure that the adjacent existing bungalow is fully protected and weather tight.

Locality

There are a mixture of houses and bungalows in the locality and it is considered that a house on this site would fit in comfortably with the area.

Dwelling

It is proposed for a house and garage.

Landscaping

Existing boundary fences and tree to rear of the site to remain; but this could be dealt with at the "Approval of Reserved Matters" stage.

External Materials

These can be dealt with at the "Approval of Reserved Matters" stage.

Access

The existing access to be used for the proposal.

Car Parking

The proposal will have a garage and 1 No: car parking space.

Disabled Access

The proposal to have disabled access as required by Building Regulations including hard paved access.

Foul Drainage

Foul drainage to be connected to existing Septic Tank.

Surface Water Drainage

Surface water drainage will be to onsite soakaway.

Conclusion

The site is within the Local Plan for Whaplode and there is already a dwelling on the site.

A house on the site would fit in with the surrounding area.