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DESIGN AND ACCESS STATEMENT

PROPOSED BUNGALOW ADJACENT

TO

CONWAY

COMMON ROAD

WHAPLODE DROVE

FOR

MR R MCNAB

DOCUMENT REF: SD22-025/DAS

DESIGN AND ACCESS STATEMENT

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Introduction

This Design and Access Statement is accompanied by an Outline Planning Application for a single Bungalow and Garage.

Planning Policy

This proposal is outside of the South East Lincolnshire local plan 2011-2036, but the site is set in a small hamlet of dwellings with a house dwelling to the north and 2 bungalows close by on the opposite side of the road.

Character Assessment

There is a mixture of properties in the area. Houses and bungalows, so it is considered a Bungalow would be appropriate for this location.

Design Proposal

This proposal is only an outline planning application and therefore the site layout drawing SD22-025/1 shows an indicative layout only. The design proposal can be submitted at the Approval of Reserved Matters stage.

External Materials

As above the external materials can be submitted at the Approval of Reserved Matters stage.

Domestic Access

The proposed dwelling will have disable access as required by Building Regulation’s included hard paved access.

Vehicular Access

A new vehicular access is proposed all to LCC highways requirements.

Car Parking

A double garage is proposed along with space for 2 cars to park.

Landscaping/Screening

There is already dense screening to the west, South and East boundaries. It is proposed for a 1.8m high close boarded fence to the north boundary.

Foul Drainage

Foul drainage will be to a foul drainage treatment plant.

Surface Water Drainage

Surface water drainage will be to onsite soakaways.

Conclusion

The site is outside the local plan but is within an established hamlet of dwellings and is well screen so would not be out of character to the area.