PETER HUMPHREY
ASSOCIATES

DESIGN & ACCESS STATEMENT

Application: Proposed single-story side extension and change of use of associated land.

Address: Maple Lodge, Drove Road, Shepeau Stow, Lincolnshire, PE12 0TU.

Applicant: Mrs J Ross.

PHA job number: 7387

Introduction

The following design and access statement has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposal respects the local context that it will integrate with.

This application seeks approval for a single-story side extension and the change of use of the associated land. The works are essentially 'domestic/householder' works, but the council's rules require the change of use to be dealt with under a Full planning application.

The extension itself is going to be used as a garden room/ gym, and the change of use of the associated land is to provide room for the extension.

Design & Appearance

The existing and proposed drawings provided with this application demonstrate how the proposed extension is low impact with materials selected to match the main dwelling.

The works are designed to be in keeping with existing structures on site, and low impact.

The proposed change of use of the land will have zero impact on appearance, this is just to allow room for the proposed building works.

Access, Parking & Layout

The site access, drive and general site layout will remain as existing.

The site layout and existing drive allows for ample parking for both the annex and the main dwelling.

Drainage
Surface water discharge from the building will go to existing drainage systems on site.

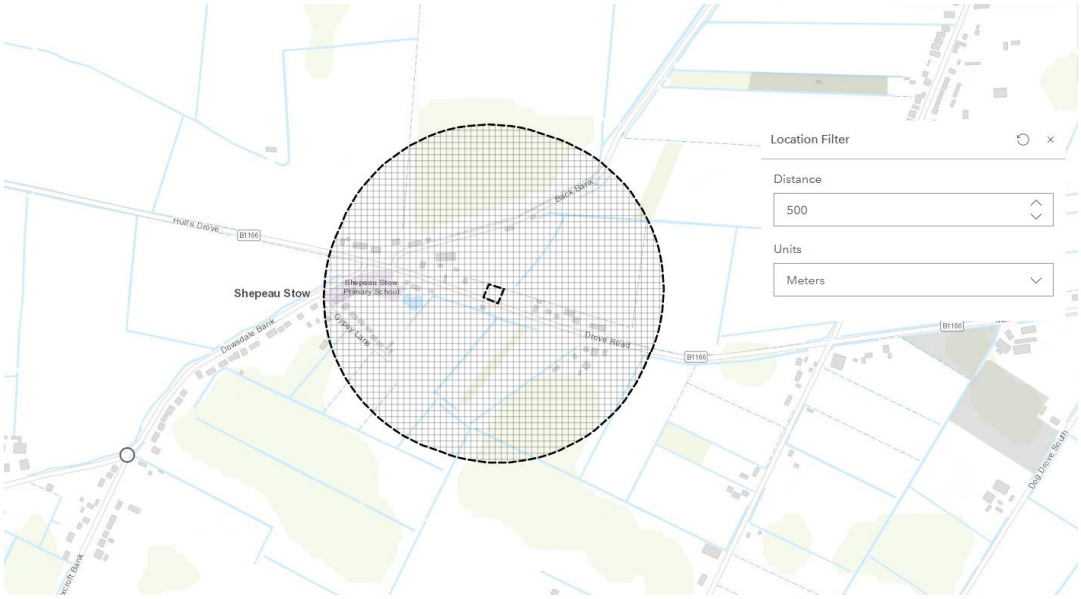
No foul drainage is necessary for the proposed development.

Flood Risk Assessment

See separate attached document.

BNG

The application site area (edged in red) is under 0.2ha area, therefore the proposal complies with the BNG exemption. There are also no Priority Habitats within 500m of the site boundaries – as shown on the DEFRA map extract below.



Map extract from Defra Priority Habitat Inventory - NTS