
DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

AT THE REAR OF

NEW SARACENS HEAD

WASHWAY ROAD

SARACENS HEAD

FOR

MR & MRS GONZALEZ

DOCUMENT REF: SD22-029/DAS

DESIGN AND ACCESS STATEMENT



Introduction

This proposal is to be a 4 bedroom house on land adjacent the Saracens Head Public House. It is proposed to convert the existing public house to a dwelling. There is presently Outline planning permission on this site for residential development under reference H23-0646-21.

Proposal

The site is within the local plan for Saracens Head so is considered suitable for development.

Locality

There are a mixture of houses and bungalows in the locality so it is considered a house would be appropriate for this site.

Screening

Existing and proposed boundary fences see drawing SD22-029/1.

Access

The proposed access will be constructed all to LCC highways requirements.

Drive/Parking

To be constructed of block paving or similar approved.

External Materials

Refer to drawing SD22-029/3. These have been chosen to sit in with the surrounding area.

Disabled Access

The proposed house to have disable access as required by building regulations including hard paved access.

Foul Drainage

To be connected to existing foul drainage system.

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Surface Water Drainage

Surface water drainage to be to onsite soakaways.

Conclusion

The proposal is within the local plan for Saracens Head and it is considered a single house will fit comfortably in this location.