Reference SD21-040 DAS

DESIGN AND ACCESS STATEMENT

PROPOSED CHANGE OF USE OF GARAGE/GAMES ROOM TO DWELLING AT HOME FARM, MILLGATE, WHAPLODE

FOR MR V MUSTAFA

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Introduction

This proposal is to convert an existing Garage/Games Room building in the grounds of Home Farm, to a dwelling.

Proposal

The Garage/Games Room has recently been built, but my clients circumstances have changed and no longer requires its present usage. It is appreciated that this building is outside the Local Plan for Whaplode, but as the building already exists and there is an existing access, it would not be out of character within this locality.

Building

The existing building will remain largely unchanged so would have minimal impact on the surrounding area or Home Farm.

Landscaping/Screening

Existing boundary treatment will remain.

A 1.8m high fence is proposed between Home Farm and the proposed dwelling.

Drive/Access

The existing drive and access will be used.

Disabled Access

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

Foul Drainage

To be connected to existing septic tank.

Conclusion

The proposal, whilst being outside the Local Plan for Whaplode, will have minimal impact on the local area.