



Date: 19/12/25
Ref:J204-PDA

PLANNING DESIGN AND ACCESS STATEMENT,

FOR
2no PROPOSED HOUSES WITH GARAGES
Adjacent
CARLTON LODGE OXCROFT BANK
SHEAPEAU STOW

FOR
MR & MRS R BALDING

Introduction and the site: -

My clients have bought the site that already has planning permission for 3 properties under H23-0019-24 that got approved 4/3/24. They have been working closely with Mr Allen of SHDC planning department to reach an agreement in principle of a development that could be supported with a formal planning application. This application will reduce the numbers of the properties from 3 to 2 while still incorporating a courtyard feel to the design.

Amount: -

2 properties in a mirrored courtyard design.

Use: -

One of the properties to be home to the clients and the other to be sold.

Layout: -

Explained by the drawings.

Scale: -

Explained by the drawings.

Appearance: -

Explained by the drawings.

Landscaping: -

Explained by the drawings.

Accessibility: -

Explained by the drawings.