



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.