

## Design and Access Statement

### Land North of Eastleigh, Elm Low Road, Wisbech

This statement has been prepared to accompany a planning application for the above site. The proposal for the site has taken account of the characteristics of the site and surrounding area in terms of its size, features, surrounding properties and uses, and has been used to assess the best for of development for the site and access thereto.

The Fenland Local plan 2014 seeks to promote sustainable development,. The site is an in fill plot

The site is considered to be within the settlement of Wisbech rather than Elm,given its relationship with Wisbech as well as the separation by the A47.The residential dwellings along Elm Low Road have varied plot sizes and are of mixed architecture,scale and age.

#### **History**

The site currently has planning approval for 2 detached dwellings.F/YR18/0443/O.

A previous application for a terrace of three was recently refused at committee F/YR20/1188/F for the following 2 reasons.

*1 Policies LP2 and LP16 (2014) of the Fenland Local Plan require development proposals to provide high quality living environments that do not result in adverse impacts on the amenity of neighbouring users. The proposal is for the construction of 3 terraced dwellings located towards the front of the application site, with a separation distance of between 9.9m and 11.2m to the front facing habitable room windows within the three-unit terrace development on the opposite side of Elm - 7 - Low Road. This limited separation would result in an unacceptable detrimental impact on the privacy of the existing dwellings, and would also fail to provide a high quality living environment to the occupants of the proposed dwellings. The scheme would therefore be contrary to the requirements of policies LP2 and LP16 of the Fenland Local Plan (2014).*

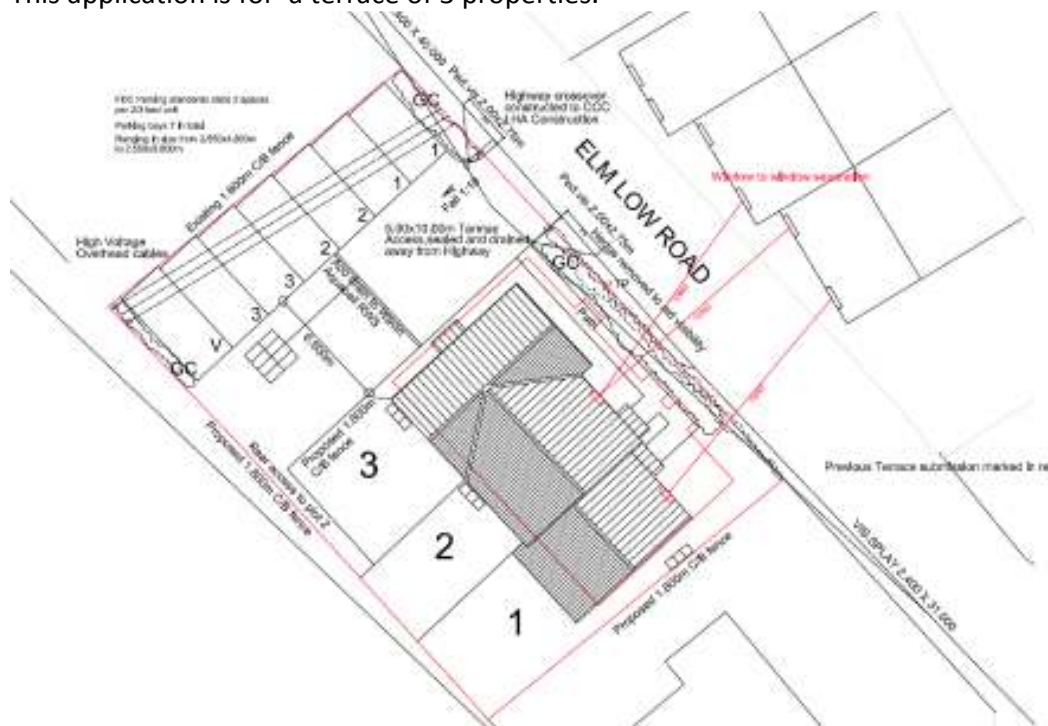
*2 Policy LP16 of the Fenland Local Plan (2014) requires development proposals to deliver high quality environments throughout the district, that make a positive contribution to local character and distinctiveness, enhancing their local setting and without resulting in adverse impacts in design terms on the street scene. The proposal is for a terrace of three properties located in close proximity to the road frontage that in combination with the existing dwellings opposite would result in a enclosed, overbearing street scene. The bland, largely featureless design of the properties exacerbates this detrimental impact as it fails to provide any visual relief to the mass and appearance of the proposed building. The proposal is therefore contrary to the requirements of policy LP16 of the Fenland Local Plan (2014).*

**Reason 1.**The design has now been amended and set further back into the plot with a stepped frontage giving an improved separation distance of between 12.660 to 13.300m to the front facing habitable room windows.The design has also been amended so that only 2 front facing windows look onto Elm Low Road as opposed to 3,the 3<sup>rd</sup> dwelling overlooks the car park for privacy and security.

**Reason 2.**The new dwellings have been designed with a double fronted aspect both overlooking the parking area and Elm Low Road. Additional features such as chimneys and brick arches have also been added.

**Use**

The proposed development represents effective and efficient use of the land. This application is for a terrace of 3 properties.

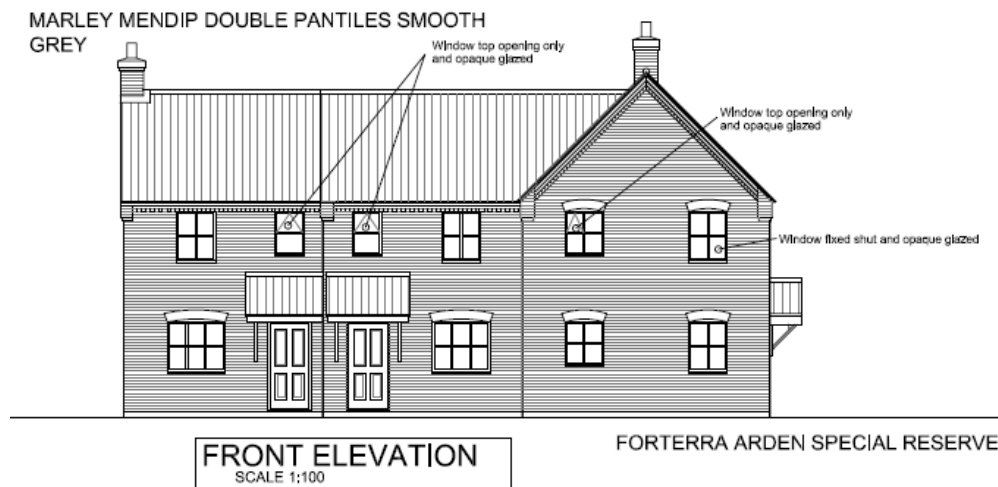


**Landscaping**

All planting as occupiers requirements. The properties are set back in keeping with the neighbouring dwellings.

**Appearance**

It is envisaged that the building would be constructed using traditional materials which will be in keeping with the current built landscape.



## Scale

The scale of development is in keeping with the local area.

## Access

A new vehicular and pedestrian access will be required from Elm Low Road.

A new parking court will be provided within the site to allow for off street parking.

The parking court offers 7 parking spaces which is above that required by Fenland District Councils parking standards. Parking spaces vary in size from 2.550m wide and 4.800 to 5.800m deep. The parking court itself has been increased to 6.500m wide.

Surface treatments will ensure ease of access for all, including wheelchairs. A ground floor WC will be provided in the proposed dwelling. The site will be accessed via one access with adequate parking and turning within the site. Whilst recommended visibility can't be achieved it is felt that this is acceptable due to the location of the access at the end of a no through road.

## Flood Risk Assessment

The site lies within an area identified as Flood Risk Zone 1 on the Environment Agency Flood risk maps, as such no assessment is required.



### FLOOD ZONE 1

This location is in an area with a low probability of flooding