

EN-PLAN

PLANNING & ARCHITECTURE

DESIGN, & ACCESS STATEMENT

Prepared by

EN-PLAN: PLANNING & ARCHITECTURE

For & on behalf of

MR. MOHAMMED SERROUKH

Supporting Statement

Planning Application for a new dwelling, a new stable block, and a new agricultural building.

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Introduction

- 1.1. En-Plan: Planning & Architecture have been instructed by Mr. Serroukh to apply for Planning Permission for equestrian and agricultural development and a residential unit on site.
- 1.2 This Planning, Design and Access Statement will demonstrate how the design and access issues are fully compatible with the site and locality.

Site and Surroundings

- 2.1 The site is located off Oldwich Lane with existing residential development to the south east, and north west and existing agricultural development to the north east with Oldwich Lane located to the south east. The site level remains even.

Background to the Proposal

- 3.1 The site has been the subject of a planning application for the existing stable block and it is the applicants aim to develop the land in order to build a sustainable rural business and a live work unit.

Design Considerations

Use of the Application Site

- 4.3 The application site is located within the built up confines of Fen End and its current use is Equestrian.

The Proposed Layout

- 4.4 The proposed layout has been designed on order to minimise the impact on neighbours and provide development in close proximity to the adjacent highway network.

Size, Scale and Design

- 4.8 Designed in order to compliment the character of the locality.

Impact upon the Living Conditions of Neighbouring Residents

- 4.9 The proposed development is to be positioned well away from existing houses so that no loss of privacy, light or overshadowing would arise.

Access

- 4.13 The proposed access arrangements ensure there is no impact upon highway safety and as the new access located away from residential units will ensure residential amenity is protected.

Conclusions

- 5.1 This Supporting Statement has demonstrated the design of the scheme and the placement of the new access will cause no demonstrable harm within the locality.