

## **DESIGN AND ACCESS STATEMENT**

**FULL PLANNING APPLICATION**

**FOR**

**FIRST FLOOR EXTENSION AND CHANGE OF USE OF EXISTING ANIMAL  
HYDROTHERAPY CENTRE AND CATTERY INTO 1no RESIDENTIAL  
DWELLING**

**AT**

**EDENFIELD, 76 STOW ROAD, STOWBRIDGE, KING'S LYNN, PE34 3PF**

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**TDS Ref: 22-P28**  
**Date: DECEMBER 2022**

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### Reference drawings:

- 22-P28-PL001 - EXISTING PLANS, ELEVATIONS, SITE & LOCATION PLAN
- 22-P28-PL002 - PROPOSED FLOOR PLAN & ELEVATIONS
- 22-P28-PL003 - PROPOSED SITE PLAN

## 1. INTRODUCTION

This statement has been produced to accompany the full planning application for a first-floor extension and change of use of existing animal hydrotherapy centre and cattery into 1no residential dwelling at Edenfield, 76 Stow Road, Stow Bridge, King's Lynn, PE34 3PF.

- i. This document needs to be read in conjunction with all documents produced to accompany this application.

This design and access statement will cover the following issues:

**Use** - the extent of the application proposals and what the buildings and spaces will be used for.

**Amount & Scale** - The amount and scale of development.

**Appearance and Landscaping** - What the buildings and spaces look like and how the open spaces and boundaries of the site are to be treated to protect the character of a place.

**Layout** - The layout of the site i.e. the way, in which the buildings routes, open spaces (both private and public) are provided, placed, and orientated in relation to each other and buildings and spaces surrounding the development.

**Access** - Vehicular and transport links and inclusive access.

2. **USE - the extent of the application proposals and what the buildings and spaces will be used for.**

The site is currently used a commercial premises. Prior to 2017 the land was used as residential garden by my clients family at Edenfield, 76 Stow Road. My client currently runs an Animal Hydrotherapy Centre and Cattery that has been in business since 2017 previously approved under planning application 17/01397/F.

Due to unforeseen circumstances my client is closing the business.

3. **AMOUNT and SCALE - the amount and scale of development**

The extent of the site is approximately 0.1 hectares. The proposed residential dwelling will have a total internal floor area of 216m<sup>2</sup>. The first-floor extension has an internal floor area of 68m<sup>2</sup> which allow for 3no bedrooms at first floor level. The proposed extensions / infills have a total floor area of 43m<sup>2</sup>.

4. **APPEARANCE and LANDSCAPING - what the buildings and spaces look like and how the open spaces and boundaries of the site are to be treated to protect the character of a place.**

The site encompasses soft landscaping throughout including grass and existing trees. The exiting boundaries comprise of close boarded fencing at approximately 2m high. The proposal seeks to retain the exiting soft landscaping and boundaries. As well as adding additional 1.8m high close boarded fencing and 0.9 high picket fence.

5. **LAYOUT - The layout of the site i.e. the way in which the buildings routes, open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.**

The proposed dwelling is located using the existing buildings and linking them together with a single storey extension. The existing parking will remain and be used as 2no parking spaces for the 3no bedroom dwelling.

6. **ACCESS - Vehicular and transport links and inclusive access.**

The site is currently access off Stow Road via a shared driveway with Edenfield 76 Stow Road. The access for both the proposed dwelling and the existing bungalow will remain as shared. Currently there is an existing security fence and electric gate which was used for security due to use of the site including animals. The security fence and gates will be removed as part of this application to allow access more freely. This proposal does not increase vehicular traffic as my client already has a licensed business, this proposal will actually reduce vehicular traffic.