



PETER HUMPHREY
ASSOCIATES

Design & Access Statement B

Application: Proposed replacement dwelling and detached double garage, including temporary siting of 2 mobile homes during construction.

Site: Fir Trees, Silvers Lane, Parson Drove, Cambs, PE13 4JL.
PHA ref: 6560

Introduction

The following design and access statement has been produced to ensure that a high quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed dwelling respects the local context that it will integrate with.

This planning application is being made on behalf of Mr Oliver Wardill who wishes to erect a replacement dwelling to live on site with his family. Fir Trees was owned and occupied by the applicant's partner's father.

Use

The existing house on site has recently become unoccupied but is habitable and the applicant is paying council tax on it.

The proposed use of the replacement dwelling/garage and site will remain residential and shall not be used for business or commercial purposes.

Design and Scale

Please see detailed drawings submitted with this application for the proposed replacement dwelling. The external appearance and materials have been carefully selected by the applicants to create a high-quality family home to their desired look that reflects the feel.

The proposal takes the form of a 2-storey rural farmhouse style, deemed an appropriate style for the area, scaled proportionately to the site and in keeping with the local area, The house has been carefully designed to meet the family's needs. There are other similarly scaled dwellings built (and some under construction) along Main Road, to the north of the site.

The site is well screened by existing perimeter trees and hedges, and therefore the proposal is considered to be low impact upon the surrounding open rural countryside.

The proposed dwelling overlaps the existing dwelling, therefore it will require full demolition before building works commence.

The applicant will also have 2 mobile homes on site for the family to live in while building works take place. These will be removed from site upon completion of dwelling.

Access and Parking

The existing access into the site off Silvers Lane will be retained and remain as existing, but the driveway into the site off the shared access track will be altered – as shown on the proposed site plan. The existing access offers good visibility in both directions of the carriageway.

The driveway area remains in the same place just wider and now includes a detached double garage, within drive space there is ample room for parking and turning, enabling all vehicles to leave the site in forward gear.

Landscaping

All boundaries are lined with trees and hedges, all of which will be retained, as shown on the existing and proposed site plans. Which offer screening from the main road.

Within the site, a few trees close to the proposed dwelling will be removed to make space for the dwelling and allow natural light in.

Waste Collection

As existing, 3No. bins for the dwelling have been allocated for the storage and collection of waste by the local authority.

2 of the 3 bins will be for the separate storage and collection of recyclable waste in accordance with the local authority's policy.

Drainage

Existing surface water discharge on site is unknown. Surface water from the new dwelling will discharge to new soakaways in the rear garden, to be designed as part of the building regulation application.

Foul water will discharge to the existing dwelling's foul system on site, to be checked as part of the building regulation application.

Flood Risk Assessment

See specialist flood risk assessment submitted with this application.

Ecology

Biodiversity Checklist Question 2 (Water Voles) asks if the proposal affect or is it within 5m of a ditch, 'YES' has been ticked as there is a dry ditch to the front of the application site. As shown on the proposed site plan.

FDC validation guidance states that further action for questions 2- 6: Where a positive answer is given to any of questions 2 to 6, relevant protected species survey work should be carried out by a suitably experienced ecologist and a report a must accompany the planning application. Alternatively you may provide evidence (e.g. statement from a suitably qualified ecologist) to demonstrate that no priority species or habitats are likely to be impacted on by your proposals to rule out the need for further survey work.

Guidance on this matter implies that this ditch/drain in question is an unlikely habitat for Great Crested Newts or water voles.

During our multiple site visits, the ditch/drain along the front of the site was dry, its also very shallow. Below is an extract from the Wildlife trust regarding Water Vole habitat which gives a strong indication that this ditch/drain is not a habitat for Water Voles.

'The water vole lives along rivers, streams and ditches, around ponds and lakes, and in marshes, reedbeds and areas of wet moorland. Look out for the signs of water voles, such as burrows in the riverbank, often with a nibbled 'lawn' of grass around the entrance.' It is easy to provide a home for water voles, so that populations can thrive or expand and move into your waterway, pond or lake. They prefer soft, undisturbed earth banks which they can burrow into with wide margins which have tall grasses, stands of rosebay willowherb, purple loosestrife, meadowsweet, or nettles, often fringed with emergent rushes, sedges or reeds, to give them food and cover. They will gnaw on the roots and bark of willow and willow, as well as the rhizomes, bulbs and roots of herbaceous plants during

winter. Water voles also inhabit extensive reed-beds where they weave rugby ball-sized nests made of reeds. They will avoid sites that are heavily grazed, trampled or over-shaded by dense scrub or trees, but will happily live underneath the light shade of brambles and like to eat the leaves and the berries.

The proposed development is a replacement dwelling, all proposed building work is more than 5m from ditch/drain along the front of the site, which has the same effect as moving the application site red line 5m away from the drain and not triggering the need for a report for water voles.