

DESIGN & ACCESS STATEMENT

NEW DWELLING

47 LEICESTER ROAD GLENPARVA LEICESTER LE2 9HJ

INTRODUCTION

The applicant Mr Griffiths is seeking Planning Permission to develop the land to the side of 47 Leicester Road Glen Parva.

The site sits in a sustainable location on the Leicester Road with good bus links in to Leicester and an excellent location to the road network. A footpath from the site also leads to local schools, pubs, churches, etc.

DESIGN

The proposal is to develop the land to provide a new 4 bedroom dwellings.

The properties will use a mixture of materials to match the host property No.47 and its neighbour.

The existing drive will be widened and new parking and turning areas will be provide for the new house and for No.47.

ACCESS / HIGHWAYS STATEMENT

Access to the development will be from Leicester Road which already has a wide access into the site, this will be extended and improved with new kerbing and tarmac surfacing. A 4.25m wide private drive will be provided for the first 5m reducing to 3m for the rest of its length.

Each property will have 3no. parking spaces at 2.5x5.5m.

All properties will be designed to meet the Building Regulations Part M for access.

DRAINAGE

There are foul and storm drains on the site serving the existing house, these will be adapted and extended to take the new foul drainage from the new dwelling. The new storm drains will terminate to soakaways.

REFUSE

There will be a bin collection area provide approximately 10m back from the highway.

FLOODING

Having checked on the Environment Agency plans the site is not in an area prone to flooding

RECENT DEVELOPMENTS

The house to the south of the site No.45 has Outline Planning Permission to knock down the house and build 5 new dwellings under permission 17/1689/OUT.

There is also a site to the north behind No.57 that has received Planning Permission for 4 dwellings under Permission 19/1218/FUL.