

# PLANNING/DESIGN & ACCESS STATEMENT

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PROPOSED SEVERANCE OF PART GARDEN AND ERECTION OF 1 NO.  
BUNGALOW WITH VEHICULAR ACCESS VIA EXISTING ACCESS TO  
GREENACRES

at

GREENACRES, GARDEN HOUSE LANE, RICKINGHALL, IP22 1EA

for

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## **1 INTRODUCTION and RELEVANT PLANNING HISTORY**

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- 1.1 This statement is prepared in support of a proposal for the severance of part garden and erection of 1 no. bungalow with vehicular access via existing access to Greenacres at Greenacres, Garden House Lane, Rickinghall, IP22 1EA
  
- 1.2 The Design & Access statement sets out the design principles and concepts which have informed the proposed development and explains how issues relating to access have been dealt with.

## 2 SITE LOCATION and DESCRIPTION

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- 2.1 The site is currently a side garden to the existing bungalow 'Greenacres'.
- 2.2 A public footpath runs along the north boundary of the application site leading to existing public footways along Ryders Way and Gardenhouse Lane. Therefore facilities within Rickinghall can be reached on foot directly from the application site.
- 2.3 Dwellings along Gardenhouse Lane range from single storey up to 2.5 storey dwellings.
- 2.4 An approval for erection of 41 dwellings to the east of the application site was approved recently under approval ref: DC/21/05923.

## 3 DESIGN & ACCESS STATEMENT

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- 3.1 The application seeks the approval of the severance of side garden and erection of a new bungalow including new access via existing access to Greenacres.

### Use/Amount

- 3.2 The proposal offers a new three bed dwelling. The site is considered appropriate for this level of development.

### Layout

- 3.3 The layout of the proposed extensions and new dwelling has been informed by its relationship to the surrounding pattern of development and the need to provide a development that fits in this location and relates well to its neighbours.

### Appearance

- 3.4 The design of the new dwelling is designed to use good quality external materials, including red multi brickwork, horizontal boarding, and red pantiles.

### Scale

- 3.5 The new dwelling is of a similar height to the existing bungalow 'Greenacres'.

### Landscaping

- 3.6 Existing trees and hedgerows are retained. The proposals will be enhanced by new mixed native hedgerows adjacent to the public footpath and in front of 'Greenacres'.

### Access

- 3.7 The new dwelling will use the existing vehicular access to 'Greenacres' via Gardenhouse Lane.
- 3.8 The new bungalow is accessed via an existing road along the front of Greenacres. 2 parking spaces are provided for the new dwelling and the existing bungalows according with SCC guidance.
- 3.9 Refuse and cycle storage facilities will be accommodated within the rear garden. The bin collection point is sited as the existing arrangement for Greenacres, adjacent to the highway edge along Gardenhouse Lane.

## **4 SUMMARY and CONCLUSION**

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- 4.1 The proposal is for a development of a new bungalow of a scale and design which would fit in well within this site in Rickinghall.
- 4.2 It makes efficient use of a small area of land without any material impact on the setting.