

Your ref:

Our ref: H9347/GB

Date: 25 October 2023

## DESIGN & ACCESS STATEMENT

FOR

### PROPOSED DEVELOPMENT NORTH OF 27A MAIN ROAD, PARSON DROVE, WISBECH, PE13 4JA

#### 1.0 INTRODUCTION

It is proposed to submit a Full Planning Application for 1No 3 bedroom bungalow and a detached double car garage.

Documents submitted with the application include a flood map, Design & Access Statement as-well as Existing and Proposed planning drawings together with a Biodiversity Checklist.

A Site survey has also been done on the site to the existing access.

#### 2.0 FLOOD MAP

On Reviewing the Environment Agency Flood Map, the site is located within flood zone 1, An area at low risk.

#### 3.0 CONSERVATION AREA / LISTED BUILDING

This site is not within the conservation area or adjacent to a listed building.

#### 4.0 ADJACENT PROPOERTY

The Adjacent Property, 27A main road, is a detached 5 Bed dwelling, part single storey, part two storey that has been built with Vandersanden Old Farmhouse Bricks as-well as black cladding, with grey slate tiles and red/brown pantiles.

#### 5.0 HIGHWAYS

Access to the site is via an existing access on Main Road, Parson Drove.

The existing access currently serves two properties, 27 and 27A Main Road, and can achieve visibility splays of 2.4m x 43m in both directions as shown in H9347/05.

Within the Site, the existing tarmac drive will be utilised, this runs the full length of the site and has a minimum width of 4m, this is shown on the existing and proposed site plans, H9347/01A and H9347/04B.

A minimum of two car spaces are achieved within the detached garage for the plot with an in-and-out driveway providing adequate turning.

## 6.0 LANDSCAPING

Within the Site there is a 12m Walnut tree which is to be maintained and preserved, there is also a laurel hedge between 2-3m in height, a row of leylandii's between 2-4m in height and a Sycamore that is 5m in height, all are to be preserved.

It is also proposed to plant a new native hedgerow to form the new boundary which could be secured via a planning condition. Also it is proposed to remove the existing hardcore area to form additional grass / garden area.

## 7.0 PROPOSAL

The proposal is to erect a three bedroom bungalow with a detached two car garage and associated driveway area.

It is also proposed as part of the application to remove the existing static caravans and storage containers that are on site, improving the visual appearance.

Due to the location of No.27 and 27A, vegetation to the Main Road and the proposed location of the bungalow, it is unlikely that the dwelling would be visible from the Main Road, and therefore the street scene from the Main Road would be similar to Existing.

Due to the laurel hedging to the East of site, and the large poplars to the West of site, it is also unlikely that the proposed bungalow would be visible from the church yard to the East or the garden area to the West.

## 8.0 ADJACENT DEVELOPMENT

Planning permission has been granted for a three bed bungalow within the church yard, Ref : F/YR17/1092/F. This site abuts the boundary of this approved application.

## 9.0 CONCLUSION

This site is located within residential curtilage to the north of Main Road, Parson Drove and does not extend in to farmed / green land.

The site is within flood zone 1, Low risk.

The site uses an existing access and existing tarmac driveway.

An application for a three bed bungalow has been approved to the East boundary of the site.

The proposed site allows for a large single plot with adequate parking and turning and does not overlook any other development.

The development will enhance the area, replacing unattractive caravans and storage containers with an executive style bungalow using farmhouse style bricks and slate tiles.