

# PLANNING APPLICATION DESIGN AND ACCESS STATEMENT

Whistledown Barn  
Pear Tree Farm  
Earthcott Green  
Alveston  
BRISTOL  
BS35 3TD

On behalf of:

Mr K Hole.

12 February 2024

## Design and Access Statement:

Sub-division of existing house to create one additional 4 bedroom dwelling.

Date: 12 February 2024

Reference: 024-247-095

By: John Edwards BSc (Hons) MRICS

## Site Details and Amenity: (PSP43 Private Amenity Space Standards)

1. The entire site occupies an area of 850m<sup>2</sup>,
2. The existing house footprint is 424m<sup>2</sup>,
3. The fact is that the house as it stands is simply too big for normal family occupancy and the original Class Q application should really have divided the unit into two dwellings.
4. The proposal is to sub-divide to create a new 4 bedroom dwelling with a floor area of 172m<sup>2</sup> on two floors,
5. The balance of the property will be retained as existing,
6. No external works are required.
7. Total resulting floor area will be 424m<sup>2</sup> across 2 nr dwellings.
8. This satisfies the regulations set out in Class Q of the General Permitted Development Order for change of use of agricultural units and whilst this is not a class q application, had the original application been for 2 dwellings under class q there is no reason why this would not have been allowed.

## Waste Refuse and Recycling Storage:

9. Each unit will be provided with screened, vented bin and recycling storage as shown in appendix 1.

## Bicycle Storage:

10. Each unit will be provided with a Trimetals Secure Bicycle store shown in appendix 2.

## Privacy and Overlooking:

11. There are no privacy or overlooking issues.

## Daylight and Sunlight:

12. There are no daylight or sunlight issues.

## Design:

13. The external of the property will remain as existing.

## Access and Parking:

14. Access to the property remains unchanged,
15. The existing and proposed unit will be provided with dedicated parking spaces each measuring 3x 2.4m x 4.8m,
16. Each unit will be provided with an EV charging point to one of the spaces,
17. All parking spaces are located at the front of the property,
18. Pedestrian access remains unchanged.

## Drainage:

19. The existing property has a package treatment plant with outflow to a drainage field,
20. The proposed property will connect to the same plant, which was designed based on the maximum potential of the property of 10 bedrooms.
21. Existing surface water drainage discharges to sustainable soakaway system and will be unchanged. (no external works proposed)

## Flood Risk:

22. The location is fully within flood zone 1 and is unaffected by flooding.

## Coal Mining:

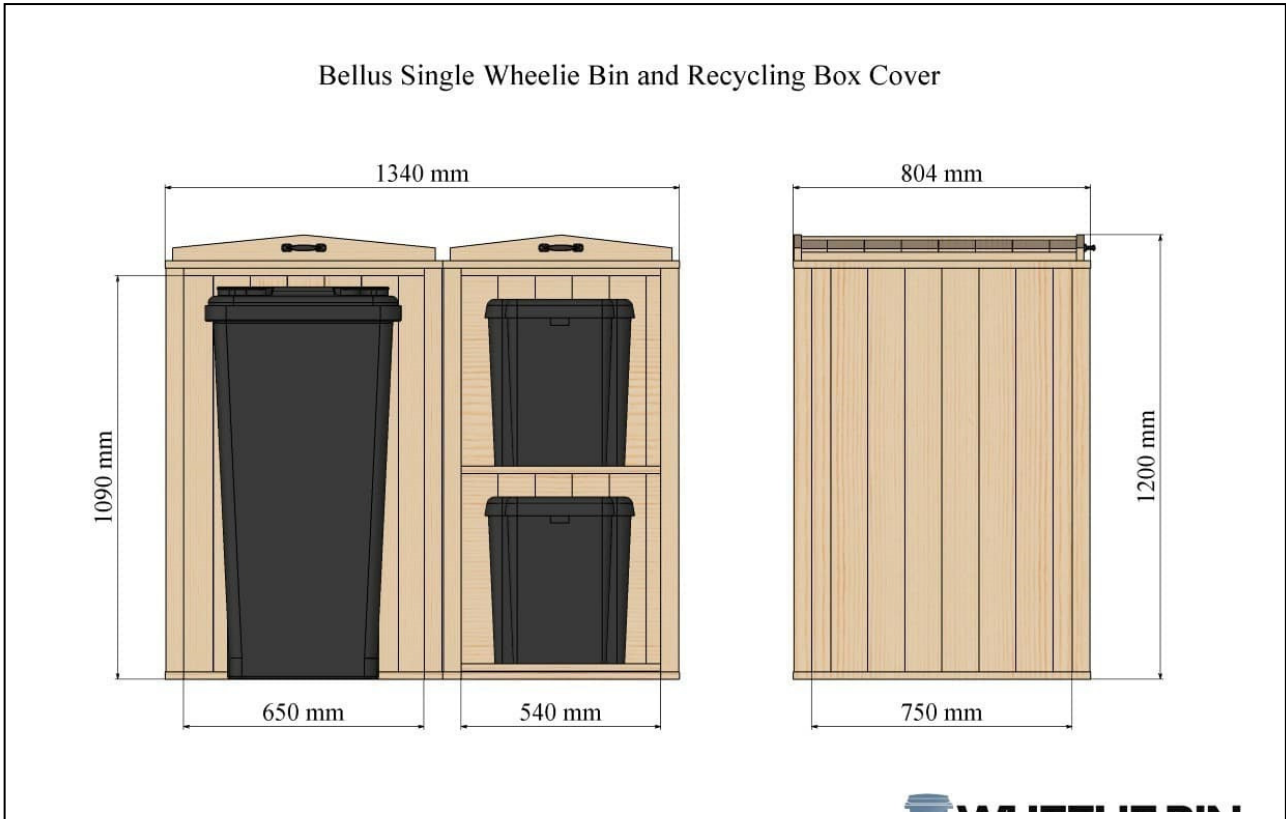
23. The property is not within a mining area.

END

John Edwards

024-247-095

## Appendix 1 – Bellus Wheelie Bin and Recycle Store



## Appendix 2 – Trimetals Bicycle Store.

### bicycle stores

The Trimetals Bicycle Store is a unique product which has been tested and recommended by the UK's leading cycling magazines.

Due to the store's ample height and width it can accommodate all types of mountain or racing bikes and depending on cycle design can usually hold up to three.

A clever (patented) spring assisted opening action allows complete and easy access to your cycles and when closed, the unit benefits from two padlock positions as standard, or up to four locking points with the use of our optional hasp and padlock sets.

For increased security, this unit has also been designed to be bolted down (from the inside) onto a hard base, which stops the store being lifted.

The Bicycle Store is produced from a special PVC coated galvanised steel which is totally maintenance free and fire resistant – it is also guaranteed against corrosion for 25 years.

Colour choices include two-tone green, cream, anthracite and wood effect (see page 7).

“ Well designed and just what we wanted – wish this product had been available 20 years ago. ”

Mr S – London



Bicycle Store



Bicycle Store



Bicycle Store

- Secure
- Convenient
- Easy to use
- Fire resistant
- Unique patented design
- Choice of colours
- Stores up to three bikes
- Two padlock points as standard – optional two hasps if required