

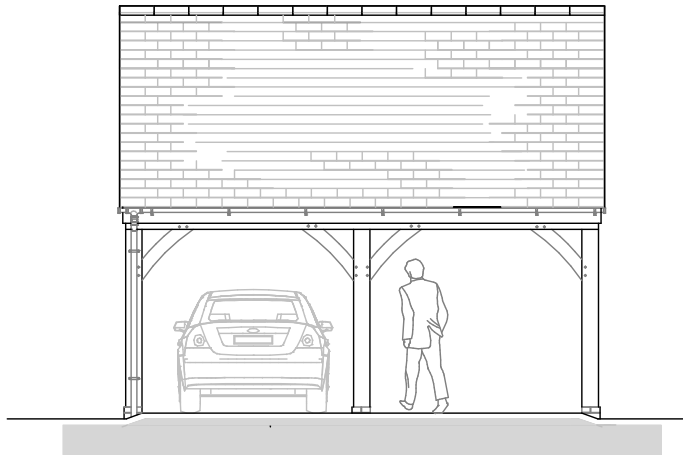
**DESIGN AND ACCESS STATEMENT**

PLANNING APPLICATION FOR NEW GARAGE

1A Chapel Lane,

Stathern,

LE14 4HA.



Document Ref : HS2406 DAS

April 2024

## CONTENTS

---

	Page
1.0 SITE APPRAISAL	3
2.0 PLANNING POLICY CONTEXT	4
3.0 CONSULTATION	4
4.0 AMOUNT	4
5.0 LAYOUT	5
6.0 SCALE	5
7.0 LANDSCAPING	5
8.0 APPEARANCE	5
9.0 USE	5
10.0 ACCESS	5

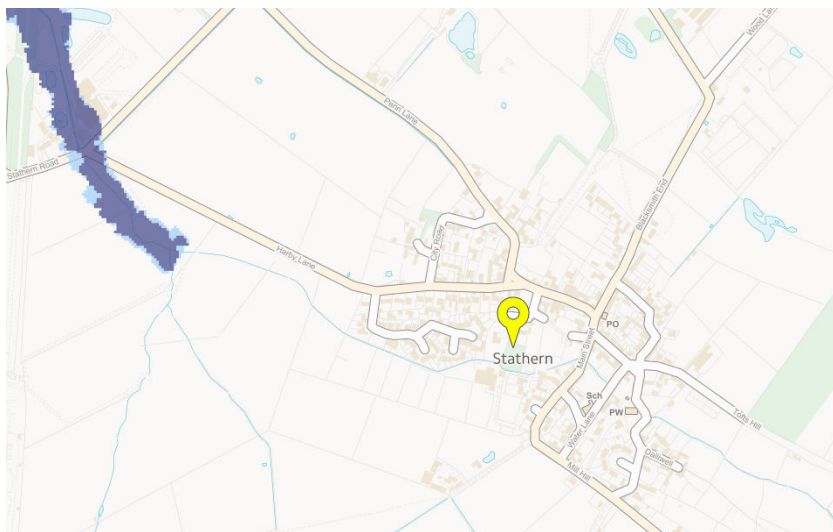
## 1.0 Site Appraisal

### Location

The site is located in a conservation area within former grounds of Chantry House (a listed Grade II building), at 1A Chapel Lane, Stathern. with access to the site from Chapel Lane.

### Flood Risk Assessment

Referring to Environment Agency map showing risk of flooding from rivers and sea the application site is shown not to be at risk.



© Crown copyright and database rights 2024 OS 100024198

### Contaminated Ground Assessment

The site remains unchanged since the approved dwelling application. Accordingly there is no reason to suspect that the soil is polluted by the presence of xenobiotic substances or other alteration in the natural soil environment.

### Ecology Assessment

There is no evidence that there have been any changes since the recently approved application that there will be any adverse effect on any protected species.

### **Tree protection**

Permission has been granted to remove a Silver Birch.

Other areas to be protected with temporary barriers for duration of construction phase of project in full accordance with LPA conditions.

Root protection areas unprotected by barriers to be covered with scaffold boards laid on 150mm of woodchip on a geotextile membrane

Foundations within protection zones to be lined with damp-proof membrane

Scaffolding within & close to protection zones & adjacent hedges to be supported on spreader plates or as otherwise in accordance with LPA conditions

Protection barriers to be existing hedge or fencing or Heras fencing or scaffold pole framing and mesh to comply with BS5837:2012 if necessary

## **2.0 Planning Policy Context**

Planning permission reference 20/00104/FUL was granted for the erection of the dwelling to which this application relates.

## **3.0 Consultation**

Pre-application advice has not been sought.

## **4.0 Amount**

The application is for permission to build a four bedroom two-storey dwelling house.

## 5.0 Layout

The indicative site layout is intended to complement and enhance the character and development pattern of the dwelling. The layout shows it is possible to provide ample amenity space whilst providing off road vehicle parking and turning space to enable entry on to Chapel Lane in forward gear.

## 6.0 Scale

The proposal involves the erection of a detached two bay garage appropriate in scale to the dwelling and its grounds.

## 7.0 Landscaping

Not applicable other than additional permeable hard paving to provide access.

## 8.0 Appearance

The appearance is to compliment the dwelling and to be in keeping with the surroundings.

## 9.0 Use

The planning application to which this Design and Access Statement relates is seeking permission for the erection of a building to provide a high quality dwelling which sits well in the locality and provide functional, modern living spaces on the plot for the applicants' and their family.

## 10.0 Access

Access will be from Chapel Lane. Sufficient parking and manoeuvring space will be provided to enable vehicles to safely join the highway in forward gear.