

DESIGN AND ACCESS STATEMENT

**In Support of an Application for Planning Permission
A Holiday Chalet**

At

**Land between Forge Cottage and Hunters Lodge
Lyminster Road
Lyminster**

APPLICANT: Mr T Mills

Agent Mr G Alford

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1. INTRODUCTION:

The application is for planning permission for:

The erection of a single storey holiday dwelling with associated off road parking using an existing vehicular access and associated car parking."

The scheme has been prepared following a detailed appraisal of the site, in terms of its relationship to adjacent properties, the site's accessibility ; relevant national, regional and 'local planning policies; And a visual assessment of the character, uses and architectural vernacular of the local area.

2. ASSESSMENT OF CONTEXT

2.1 Physical:

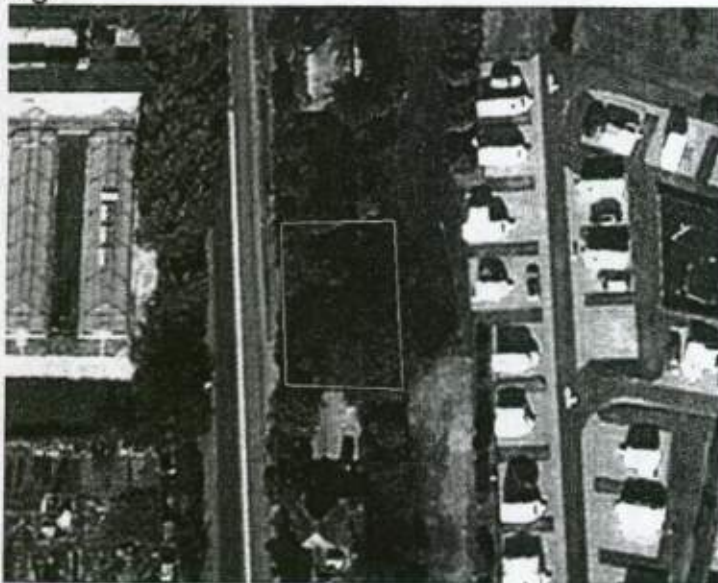
2.1.1 Location context:

The application site of 280M2 is located between Forge Cottage and Hunter Lodge" and accessed via a shared driveway with Hunter Lodge

The site is presently unoccupied

The general area is of mixed use including The Six Bells public House, to the North (located in the street scene DWG 003) there is domestic housing located all along Lyminster road to the North West of the proposed property. With commercial greenhouses, and private allotments directly to the West, screened by high hedge and trees. There is a caravan club site directly to the East of the site.

Fig 1



2.1.2 Local context:

With regard to the immediate context, Hunter Lodge is located to the immediate South. Forge Cottage is to the north being a Two Storey house with the Six Bells Public house to the north of that (being Two storeys). To the East is the caravan Club site and to the West a set of Glass houses and allotments. To the north west are more Two storey domestic dwellings. The character of the immediate area is one of traditional building style using a variety of brick, flint, plain tile and modern interlocking concrete tiles.

2.1.3 Site:

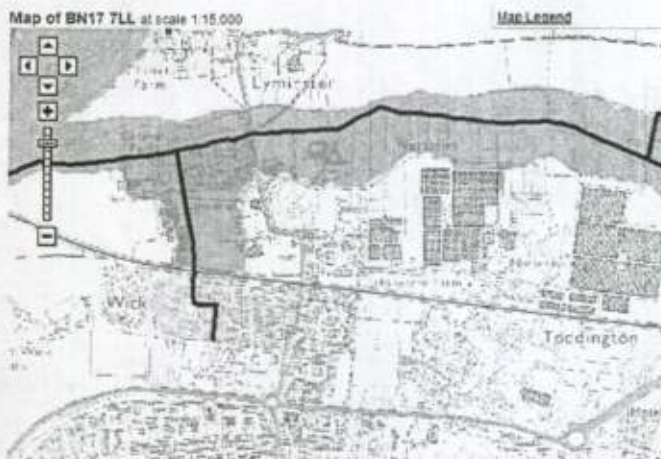
The site benefits from a vehicular drive that is shared with Hunter Lodge and has existed for over 20 years.

The topographic is such that it can be considered as level.

The site is not within a "controlled parking zone and off road parking is available on site.

From historical records no soil contamination has been identified to cause any concern for any new Building.

The application site is not within the EA flood risk map dated 24th March 2011



2.5 Planning policy:

This application has taken into consideration the following policies:

Sustainability: GEN 1,

Form of new development GEN 7, promotes sustainable development,

Access for people with disabilities GEN 17

Energy and water conservation GEN 24

Noise pollution GEN 32

Light pollution GEN 33

Conservation Areas AREA 2

3. EVALUATION

3.1 Design:

The site is of a reasonable size being 280m² the new Holiday house at 62.7m² is a modest Holiday home for the size of plot.

In design terms, two main influences arise from evaluating the site. 1) the form of the proposed building should maintain visual subservience to its surroundings 2) The use of high quality materials to harmonise and add to the conservation of the visual appearance of street scene

3.1.1 Trees:

There are no significant trees on the site

4. DESIGN

4.1 Use & Amount:

The proposal is to erect a Holiday house on the empty plot to continue the street scene in line with its current mixed nature utilising the current access to Hunters lodge. There will be off road parking for minimum of one car.

4.2 Layout:

The arrangement provides an appropriate setting for the single storey building, without it over dominating the adjacent properties.

The building itself as illustrated in the Floor plan Dwg 001 attached. it will fulfil all current planning policies with regard to level access and sustainability

4.3 Scale:

The proposed building will have a ridge height of 5.225m and an eaves height of 2.3

Gabled at both ends. With a flat roof dormer to the rear

The building will be approximately 62.7M² being 9.1M x 6.750m wide.

4.4 Landscape:

The existing site currently rough ground that has been cleared. The proposal is to soften the appearance and add interest to the street scene by the introduction of a soft ever green hedge to the west side of the site and close boarded fence to the rest, this is to minimise the impact on the street scene.

4.5 Appearance:

The proposed building is functional and modest in form and appearance to suit its subservient contextual location.

The proposal is to use a Gabled roof of slate or modern style interlocking tiles to match the street scene. And walls of block work with a through colour render to reflect the mature character of the area.

5. ACCESS

5.1 Vehicular & Pedestrian

The proposed scheme maintains the pedestrian and vehicular arrangements that serve Hunter Lodge.

Car parking provision reflects current policy by providing a min of one parking space with room to turn inside the site and be able to exit forwards onto Lyminster Road

As illustrated the attached Dwg 003 the building will have a ground floor accomidating one single bedroom and a room in the roof for a double bedroom and en-suite, and will have a level access entrance, access widths that comply with DDA.

6. Conclusion

It is felt that the proposal will enhance the existing street scene and will carry on the random nature of developments along Lyminster Road. Also the action of a holiday home will bring visitors to the local area enhancing its national appeal. The building itself is of a modest size with adequate amities to accommodate it and off road parking. Access is from an already established point. It is therefore felt that the proposal has good merit for construction