

DESIGN, ACCESS & VISUAL IMPACT STATEMENT

Context

31 Lagoon Road is situated on the southern side and is a bungalow of a non standard construction in a poor state of repair.

There is also an additional garage/outbuilding to the rear.

The plot is approximately 12m wide by 33m deep. Both neighbouring bungalows are larger replacements and the site is well screened by fencing and vegetation. There are no trees within the vicinity that will be affected by the proposals.

Design and Layout

The proposed bungalow provides for a modest bungalow of three bedrooms which follows the existing building line.

Separation is typical of neighbouring properties.

There will be a good size rear garden with garaging and additional parking.

As a precautionary measure the floor level will be raised by 600mm and the use of optimum levels of insulation and efficient heating and water systems are another important move towards carbon neutrality.

Size, scale, appearance and visual impact.

The dimensions and appearance of the new dwelling allow it to blend into the existing street scene and continue the current spacing between buildings.

The use of similar building materials will provide visual continuity and so by the employment of these techniques the proposed dwelling will be in keeping with the character and existing pattern of development in the locality.

Access and landscaping

The proposal provides for up to four vehicles.

The boundary landscaping will remain largely unchanged.

The new dwelling will meet the current accessibility requirements of Approved Document M.