



Design / Access Statement to build two detached houses on 14a heath lane

14a Heath Lane, Earl Shilton, LE9 7PB



Introduction

This outline planning application is made to demolish the unused garages and single storey building to allow for two new 3-bedroom detached properties.

Planning policy

The proposal supports the national planning policy framework and the H&B local plan (policy 2) for the increase in new homes. In the Earl Shilton area.



**STRUCTURAL
INNOVATION DESIGN**

Design

Traditional cavity wall builds with a red facing brick to blend with the other buildings in the area.

Roof to be covered with a grey concrete slate style tile to camouflage the solar panels on the front south facing aspect.

White uPVC windows with black front door and black fascia and guttering.





Access

The proposal utilises the existing highway access, and the development has two parking space for each dwelling.



Conclusion

The proposal has been positioned to make best utilisation of the space and meet the requirements for new dwellings as outlined in the good design guide.

The proposed designs are sympathetic to the surroundings and will enhance the street view of the disused piece of land.

Regards

Matt Flower