HOUSE AND GARAGE

ADJACENT TO

22 BREACH LANE
EARL SHILTON
LE9 7FB

FOR

Mr & Mrs M WHITMORE

DESIGN AND ACCESS

STATEMENT



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House and Garage adjacent to 22 Breach Lane, Earl Shilton, LE9 7FB

Site Analysis

The site is wasteland/paddock adjacent to number 22 Breach Lane, Earl Shilton.

The site appears to have been used in part as a builders yard.

The site is 19.8 meters wide, 31 meters west side and 39 meters east side.

There is a fall on the site from front to back of 1 in 36, and a cross fall, side to side of 1 in 55.

Access Statement

A new joint access to the site will be formed, 4.5 meters wide with 2 meters visibility splays at the front.

The drive will serve both dwellings.

The visibility 2 meters from the highways at the centre of the new drive is 100 meters to the west and 80 meters to the east.

The fall on the drive will be 1 in 36. Access for the disabled will be fully implemented, both outside and within the dwelling.

There are bus stops on Station Road, 120 meters from the site. They give access to the centre of Earl Shilton, Hinckley and Leicester. There are main railway stations in Hinckley and Leicester.

The centre of Earl Shilton is 600 meters from the site. The centre of Earl Shilton has a full range of shops, banks, doctors and public houses.

There is a general store within 65 meters of the site in Meadow Court and Alexander Avenue.

Design Statement

The front house has been designed to be in keeping with the street scene.

The house is substantial in size to reflect the character of the nearby properties.

The design also seeks to minimise the overlooking of number 22 and Masefield.

However, the property will be well screened with a high wall and garage.

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Policy

All policy documents that are known have been considered and implemented where possible.

It has been considered that high density development would be inappropriate on this site taking into account the type, size and style of the properties along Breach Lane.

The following have been considered and implemented:-

a) Use of brownfield site
b) Density of development
c) Width access and adequate turning for vehicles
d) Space between buildings
e) Access for disabled people, including access from parking spaces into building, and access within the building.

Most local policies are not applicable to a single house development.

All existing hedges will be retained and tree planting will be used to screen the properties one to the other, from the street and from the development at the rear.

Social

The dwelling will have little impact on the locality.

The infrastructure of Earl Shilton is capable of absorbing this dwelling.

Economic

The extra dwelling will generate more council tax revenue and extra income for utility suppliers.

The building would provide work for local tradesmen.

The development would save some Greenfield land from being developed.