Proposed New House:

Land adjacent to 182 Main Street
Thornton
Leicestershire
LE67 1AG

Design , Access and Planning Statement

Design and Planning Statement

The enclosed application is based on Pre-Planning consultations with the Planning Officer, in respect of the design and siting of the proposed new house.

The proposed design has considered the local authority Design and Access Policies.

1. The property is to be sited on land adjacent to No. 182 Main Street, Thornton, Leicester, LE67 1AG, at present comprising a vacant garden. The plot is situated between two houses, No. 182 being constructed approximately sixty years previously and No. 178 being constructed in the past twenty years.

2. The front boundary of the land is accessible from Main Street, with the rear boundary open to extensive fields.

3. The houses in Main Street reflect a variety of different types. The new house is proposed to reflect the village style, with use of suitable construction materials to be agreed with the Planning Officer in due course (see 7).

4. The proposed position of the house is set back from the road by a minimum 5.5 metres, sitting behind No. 182 yet slightly in front of No. 178. This will allow a staggered effect to the street scene, and maintain the building line as recommended by the Planning Officer. The scale of the proposed house reflects the nature of the existing street scene to the south side of Main Street.

5. The siting of the proposed house does not affect the rights of light to Nos. 178 and 182 Main Street.

6. The existing land levels will be reduced to street level to reduce the impact of the new house height upon adjacent buildings.

7. The roof finish is proposed to be of slate to match existing properties, facing brickwork to be of reclaimed bricks, and proposed windows to be of timber; all construction materials are however to be agreed in conjunction with the Planning Department.

8. One tree to the front corner of the plot is to be retained to preserve the character of the street scene. Landscaping details to the rear garden and planted area details to the front are to be agreed in conjunction with the Planning Department.

9. The existing 500mm thick stonewall to the front boundary is to be retained, to help preserve the character of the street scene. An opening will be formed in the stonewall for vehicular and pedestrian access.

Access

1. Access to the building will be from a level threshold to the front entrance, with a similar feature to the rear double door access from the lounge to the garden area.

2. The property will be designed in full accordance with the Building Regulations for accessibility requirements.

3. A dropped kerb is proposed to the pavement of Main Street to provide vehicular access to the new house. It is anticipated that a maximum 3 cars may be parked on the site at any time (the driveway to accommodate 2 vehicles, the garage to accommodate 1).

4. An opening will be formed in the retained stonewall for vehicular and pedestrian access.

5. It is anticipated that waste receptacles will be situated to the rear garden area; a 1 metre wide passage between front driveway and rear garden areas is therefore included in the proposals as a convenient circulation route.