

2308:

DESIGN AND ACCESS AND PLANNING STATEMENT

Rev #

Proposed dormer bungalow at rear of 114 Leicester Road, Hinckley.
114 Leicester Road is currently owned by the applicants elderly father and the plot for the new property has been legally formed and created on site.
The bungalow is intended for the applicant to reside in and is to be self-contained. It has been laid out to be efficient for the applicants needs and the additional bedrooms on the first floor are proposed for when the applicant has family visiting.

INTRODUCTION

The proposal is for a dormer bungalow at 114, Leicester Road,
The plot is proposed to be accessed from Stoneygate Drive.

DESIGN COMPONENTS

Site

The site has a very slight fall to Stoneygate and can be described as largely level.
The site's rear boundaries are adjacent to the rear gardens of the neighbouring properties on Leicester Road and Stoneygate Drive.

Site Area

The site area is 321.2m².

Footprint

The proposed footprint of the residence, including the garage is 79.41m²

Height

The overall height of the proposed property is 6.528m

Overlooking

The property does not overlook or is overlooked by the neighbours.

Drawings-

- 01_2308_00 (Location Plan)
- 02_2308_00 (Existing Block Plan)
- 03_2308_00 (Proposed Block Plan)
- 01_2308 (Proposed Plans and Elevations)

LANDSCAPING

The existing site is lawned with domestic planting and shrubs on the perimeter with a close boarded fence between. The existing boundary treatment is close boarded fencing.
The proposed boundaries will also have close boarded fencing to the rear and side. The front boundary will have a max 900mm high post and rail fence.

ACCESS COMPONENTS

Internally -

The proposed property will have a level principal entrance and the rooms internally will have the entrance doors compliant access widths for visitors with mobility issues.

The ground floor cupboard has been created to house the incoming data, services, heating controls and meters.

Car Parking -

The site has vehicular access for off road car parking for two cars (one in garage), maintenance and deliveries.

Degree of access

A new site access is proposed from Stonegate Drive and will have sustainable drainage for the surface water.

Emergency access

The property can be accessed by emergency vehicles from Stoneygate Drive.

CLOSING STATEMENT

Please accept this Design and Access statement in support the proposed dwelling, with single garage at the rear of 114 Leicester Road, Hinckley. The new dwelling will provide much needed efficient accommodation within Hinckley that will provide the residential space within a thermally efficient envelope that reflects contemporary habitation.

The site is accessed from Stoneygate Drive and the replacement property has been configured to accommodate a single garage, so that a car can be securely kept on site.

The proposed dwelling is intended to be visually and ecologically discreet within the built environment.

We respectfully request that the local planning authority support this application.