

Design and Access Statement

Project: Single Detached Dwelling with Double Garage

Location: Rear of 44 Ratby Lane, Markfield

Planning Reference: 24/00240/OUT

Outline Approval Date: 13 March 2024

1. Introduction

This Design and Access Statement is submitted in support of the Reserved matters planning application for a single detached dwelling with a double garage at the rear of 44 Ratby Lane, Markfield. The new road access will be as approved in the outline planning approval 24/00240/OUT dated 13 March 2024.

2. Site Context

The site is located at the rear of 44 Ratby Lane, Markfield, within a residential area characterized by detached and semi-detached houses. The site is currently vacant and has been identified as suitable for residential development.

3. Design Principles

The design of the proposed dwelling aims to complement the existing architectural character of the area while providing a modern and functional living space. Key design principles include:

- **Scale and Massing:** The dwelling will be of a similar scale and massing to surrounding properties, ensuring it fits harmoniously within the streetscape.
- **Materials:** High-quality materials will be used, including brick finishes, to match the local vernacular.
- **Layout:** The layout has been designed to maximize natural light and provide a comfortable living environment. The double garage will be positioned to the southern corner of the site, accessible via the new road access.

4. Access

Access to the site will be provided via the new road access approved in the outline planning application. This access has been designed to ensure safe and convenient entry and exit for vehicles and pedestrians.

5. Landscaping

The landscaping strategy will include the retention of existing mature trees where possible, supplemented by grassed areas to enhance the visual appeal of the site. A private garden will be provided to the rear of the dwelling, offering outdoor amenity space for residents.

6. Sustainability

The proposed dwelling will incorporate sustainable design features, including energy-efficient heating and insulation, to minimize environmental impact and promote sustainable living.

7. Conclusion

The proposed single detached dwelling with double garage at the rear of 44 Ratby Lane, Markfield, represents a high-quality residential development that respects the character of the area and provides a modern, sustainable living environment. The new road access, as approved in the outline planning approval, ensures safe and convenient access to the site.