

Document 1MULA-DA-03

Design & Access Statement

South Cambridgeshire
Planning Services

22 AUG 2012

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Ref. Land To the SE of 1 Mustills Lane, Over. CB24 5PW.

Information:

S/1771/12

The site is located to the Southeast of the village and it is situated within the village framework.

The principal elevation is North facing, with the garden to the West. Parking and turning are to the Northwest of the site.

The proposed development intends to create a new two/three bedroom domestic bungalow with garden. We intend to propose materials that in our opinion will fit in with, and enhance the character of the area.

The materials proposed are: Slate roof (low pitch). Weatherboarded walls (mimicking the adjacent barn on the corner of King Street & Longstanton Road) sitting on dwarf brickwork with timber painted windows and doors.

The hedge to the North would add to the softer materials proposed, to mask the development from view.

Access:

New access is to be created for the proposed dwelling to Longstanton Road on the North of the site. 2.0m x 2.0m visibility splays are to be maintained and bound materials within 5.0m of the highway. Drainage to be via slot drain to soakaway(s) to prevent surface water discharge to the highway. Access to be formalised with the Local Highways Authority.

As per the previous rejected application S/0167/11 The local Highways Authority were consulted and commented that they did not object to the location of the proposed access and consider it to be generally safe.

They also commented that vehicle movements will be low, road speed adjacent to the site is low and highway safety would not be unduly compromised by the scheme.

Affordable Housing Statement:

We do not feel that this information is required.

Air Quality:

We do not feel that this information is required.

Amenity Issues:

The proposed dwelling is positioned to the East of the site and is sited to minimise impact on the neighbouring properties. Being a bungalow, no overlooking or overbearing issues are relevant.

Biodiversity survey and report:

The site is a grass lawn/garden at present. There is a pond in the neighbouring paddock to the SE of the site which is approximately 25m away. There is no evidence of the presence of protected species or wild life habitats on site.

Layout:

Living accommodation is to the West and sleeping accommodation is to the East of the dwelling. The principal elevation is North facing, with the garden to the West. Parking and turning are to the Northwest of the site.

Noise:

No power operated machinery shall be operated on site before 0800 and after 1800 on weekdays and 1300 on Saturdays, nor anytime on Sundays & Bank Holidays.

Lighting Assessment:

We do not feel that this information is required.

Waste/Recycling:

Waste bin location is shown on the site layout drawing and is appropriate for a three bedroom dwelling as detailed in the Waste Design Guide.

Energy Efficiency:

We intend that the proposed dwelling will be Carbon Neutral by the use of green heat/energy/waste sources and increase the thermal values in excess of current Building Regulation Requirements.

Planning Obligations:

Prior to commencement of development it is the responsibility of the land owner to enter into a Section 106 agreement with South Cambridgeshire District Council.

Upon the signing of the Section 106 agreement South Cambridgeshire District Council will write to the applicant and inform them of their obligations as per the agreement, and invoice appropriately, including any legal fees.