

APPLICATION FOR APPROVAL OF RESERVED MATTERS,
(OUTLINE APPROVAL REF. PA/2012/0021),
ERECT FOUR DWELLINGS,
REAR OF 37 CHURCH STREET, HAXEY DN9 2HY

DESIGN & ACCESS STATEMENT - APRIL 2015
APPLICANTS - MR & MRS L. GUNN

1.0 General:

1.1 This application seeks approval of the matters reserved in the above outline approval. These are:

- a) Scale and appearance of the buildings
- b) Landscaping of the site
- c) Make, type and colour of facing materials
- d) Method of prevention of surface water run-off from the site onto the highway
- e) Details of private driveway, drainage and lighting
- f) Details of on-site wheel cleaning facilities
- g) Foul and surface water drainage details

2.0 Design:

2a. Scale and appearance of the buildings: The approved scheme is for two pairs of semi-detached houses (four dwellings in total), each with off-street parking and individual garages. Drawings ref. G/02/03/0315 & G/03/03/0315 have detailed floor plans and elevations showing the scale and appearance of each property. Lengths, widths and ridge heights are clearly marked.

2b. Landscaping of the site: The existing site is almost exclusively grassed and well-maintained and it is proposed that this remains the case when developed. Small areas to the front of each dwelling will be provided with low-level shrubs and evergreens to provide contrast and help separate the access road from private gardens. Enclosure of the site is already in place and takes the form of hedging to most of the east and western boundaries and this will be retained. Newly formed boundaries between the development and the applicant's property will be in post and timber panel fencing of 1.8 m height.

2c. External facing materials: Bricks, roof tiles and block paving details are marked on the drawings supplied.

2d. Prevention of surface water run-off onto highway: This will be achieved by a cut-off drain provided at the entrance onto the site from Holme Dene discharging to a new soakaway within the development site (see drawing G/01/03/0315) all to BRE 365 requirements and designed according to the results of a percolation test to be undertaken later under the guidance of Building Control.

2e. Driveway, drainage and lighting details: See drawing G/01/03/0315

2f. On-site wheel cleaning facilities: Professional advice will be sought from a supplier and a suitable unit such as the Hippowash JSL wash system with above ground water supply and collection tank will be provided as close to the site entrance as possible.

2g. Foul & surface water drainage details: Surface water will discharge to new soakaways as shown on drawing G/01/03/0315 all to BRE 365 and designed in accordance with percolation test results under the guidance of Building Control. Foul drainage is to discharge to the existing public system, the closest point for connection being in Holme Dene, near to the site entrance. Again, this will be undertaken under the guidance of the drainage authority and Building Control and by a suitably accredited contractor.