

Howard J Wroot

Chartered Surveyor

240 Wharf Road
Ealand
Scunthorpe
North Lincolnshire
DN17 4JN

Tel 01724 710174
Fax 01724 710174
Mob 07947 226577
Email howard@howardjwroot.com

North Lincolnshire Council
Planning Department
Development Control
Church Square House
PO Box 42
Scunthorpe DN15 6XQ

Date: 5 June 2009

Your Ref:
Our Ref:

Dear Sir,

Proposal: Replacement Dwelling.
Site Location: Mill View, Belshaw Lane, Belton, Doncaster DN9 1PF.
Application ref:
Applicant: Mr Ian Allport.

DESIGN AND ACCESS STATEMENT

1.0 DESIGN

- 1.1 This application is for the demolition of an existing Detached Bungalow and double garage and for it's replacement with a detached house and garage.
- 1.2 Following the floods of last year the existing dwelling was affected by localised flooding as the ground floor level is at 4.25m AOD.
- 1.3 It is therefore proposed to demolish the dwelling and construct a new one with a ground floor level at 4.75m AOD or ½ m higher to preclude any possibility of flooding problems occurring.
- 1.4 Whilst this may seem an extreme measure the existing bungalow is in a poor state of repair and it is therefore a better use of scarce resources to build a new dwelling rather than try and deal with the problems of the existing building piece meal.

1.5 As can be seen from the drawing numbered 1 of 2 the proposed dwelling will have a Georgian look to it, this not considered incongruous within the setting as most of the properties along the Belshaw Lane are similar or have a mock Tudor design.

1.6 In addition, to this as can be seen from the photographs herewith, both properties to either side of the property are large detached houses and it will not therefore be out of place. Further, most of the dwellings along this side of Belshaw Lane are similar large detached houses.

1.7 Brickwork will be of a mid red brick with roof tiles being of a concrete multi pan tile. Windows will be white UPVc.

2.0 ACCESS

2.1 Vehicular access will be from the existing driveway on site, there is no proposed change to this.

3.0 LANDSCAPING

3.1 The existing rear lawn will be preserved and the front lawn will be re-laid following completion of the building works.

3.2 The right hand boundary with Rosewood (see drawing 2 of 2 block plan) is 6 foot conifer hedge.

3.3 The left hand boundary with Aisteara Crioch is part brick wall part hedge.

Aisteara Crioich



Rosewood

