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## Design and Access Statement

### **Site Address:**

Land to the rear of 16 Abbey Road  
Ulceby  
North Lincolnshire  
DN39 6TJ

### **Proposal:**

Erection of detached 3 bedroomed dormer bungalow on land to the rear of 16 Abbey road.

### **Context**

Ulceby is on the extreme South Eastern side of North Lincolnshire close to the boundary with North East Lincolnshire. It is close to Major communication links such as railway, motorway and the nearby airport.

Ulceby is a small village situated on the A1077 with Abbey road branching off to the North. N°16 Abbey Road about a third of the way down abbey Road on the eastern side of the road. N°16 is a large detached 2 story property situated on Western boundary, part of the property forming the boundary line within the village of Ulceby. The current plot to N°16 Abbey Road is 29.2m x 52.8m with the plot gently sloping up towards the Eastern boundary. Beyond the eastern boundary the ground rises steeply by approximately 1.0m to the land forming one of the Villages playing fields. To the North of N°16 are a pair of semi-detached bungalows and to the South are some relatively new 2 story detached properties, which formed infill development to the land of Abbey Villas. Overall Abbey road consists of an eclectic mix of properties which have been developed over many years.

### **Involvement**

No local involvement has been sought, although pre-application consultations have taken place with North Lincolnshire Planning Department discussing several proposals.

### **Evaluation**

Due consideration has been given to the density of development, reducing the original proposal from 2 to 1 property and the impact on the amenities of N°16 and surrounding properties, keeping it a dormer bungalow property to reduce the mass and with first floor windows sited for least impact for overlooking.

### **Use**

The land is currently part of the residential garden to number 16 Abbey road and it is intended to be split to enable the existing dwelling (N° 16) to have a somewhat substantial garden still while the new domestic property has the remainder.

### **Amount**

Addition of a single 3 bedroomed dormer bungalow.

### **Layout**

The rear face of the proposal is on the development limit line for Ulceby, which runs through the garden of N° 16. The front of the proposal is 16.4m from the rear of N° 16 and set back 26.5m from Abbey Road and 2.0m off the boundary to Abbey Villas. The proposal includes a detached single garage with turning to exit forwards. There are 4 dormers, three to the rear facing not overlooking neighbouring properties one to the front on the south side of the proposal looking directly down the new drive to the property.

### **Scale**

Size of the proposal is in keeping to the scale and size of properties in the area and will be set in a large garden.

### **Landscaping**

To be established at a further time

### **Appearance**

The finite detail is to be established at a further time but the general appearance, shape and size has been determined. It will be a duo pitched dormer bungalow with pitched dormer roofs.

### **Designing Out Crime**

The rear of N° 16 will be surrounded by a new 2.0m high fence, deterring illegal egress and affording privacy. It is intended that further measures should take place during the landscaping to plant defensively for both properties.

The new property will be open to Abbey Road and have no blind spots or hiding places so can be seen by passers-by, deterring burglars. The rear of the new property will also be enclosed by a 2.0m high fence to the North and East boundaries and the mature hedge to the South boundary will be retained/enhanced and maintained.

### **Access**

Number 16 currently has 2 driveways, one of which will remain the drive to the existing garage and the other will become the access for the new property. This will give direct independent access to both properties from Abbey Road.