

Howard J Wroot

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North Lincolnshire Council
Development Control
Church Square House
30-40 High Street
Scunthorpe
DN15 6NL

Date: 2 September 2020

Your ref
Our ref

Dear Sirs,

Proposal: Full Planning Application for a detached chalet bungalow
Site Location: Adj 40 High Street, Crowle, Scunthorpe, DN17 4LD
Approval ref:
Applicant: Mr Tony Chapman

DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

- 1.1 This is a Full Planning Application to erect a detached Chalet style bungalow on land to the rear of 36 High Street, Crowle.
- 1.2 Following the receipt of Pre-Application Advice reference PRE/2018/121 which concluded that residential development on the land was acceptable in principle and betterment in terms of the current land use which is the manufacture of concrete fence posts and panels.
- 1.3 This application is therefore for a small cottage style dwelling which sits within the application site.

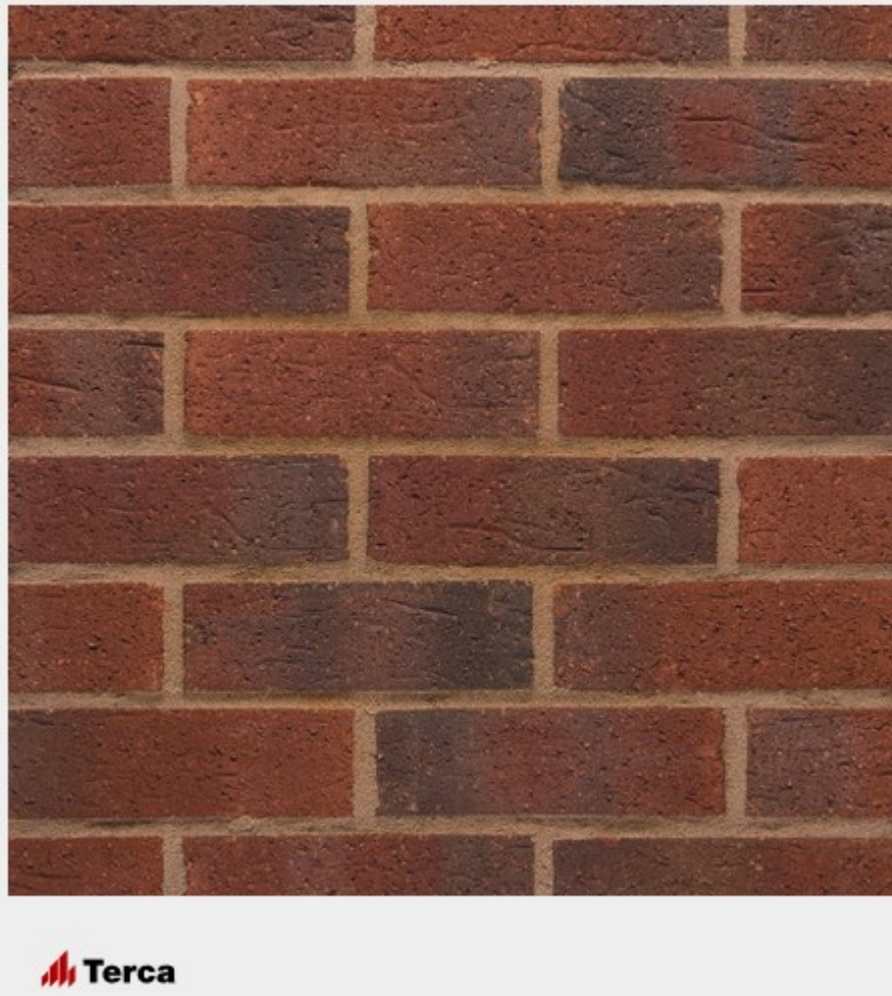


2.0 DESIGN – APPEARANCE & SCALE

2.1 The design of the proposed new dwelling is shown on drawing 1 of 2.

2.2 It comprises a small 2 Bedroomed chalet style property which will be built of traditional materials as shown below.

Bricks – Terca Chepstow



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Company Number 6586509

Roof Tiles – Sandtoft Double Pantile concrete - colour Rustic



Windows and doors – White/Cream or Brown Upvc.

3.0 ACCESS

- 3.1 The access as shown on the Block Plan will be utilised and shared with the adjacent Bungalow.
- 3.2 This will be a highway gain as the number of vehicular movements will be reduced due to the residential use replacing the existing commercial one.

4.0 LANDSCAPING

- 4.1 All boundary treatments will be as shown on the Block Plan.
- 4.2 Garden area will be lawned.
- 4.3 The driveway is gravel and thus SUDS compliant.



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5.0 LAYOUT

5.1 Floor Layout Plans are shown on drawing 1 of 2 and show a simply designed detached house.

6.0 SCALE

6.1 The size of the proposed dwelling is commensurate with other adjacent dwellings and will fit in well in the street scene.

