

DESIGN AND ACCESS STATEMENT

Approval of Reserved Matters to Erect a Detached 3 Bedroom Bungalow, Land Adjacent to 8 South End, South Ferriby, DN18 6HT, For Mr L Barton.

Planning Background

The site has outline planning permission to erect a 3 bedroom single storey bungalow as granted on application no PA/2025/1272 dated 30/01/2026.

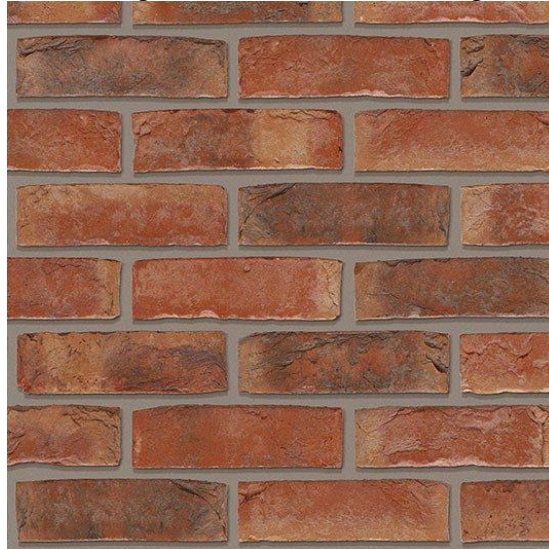
Proposal

This proposal is for the approval of the reserved matters namely appearance, landscaping, layout & scale.

Design

The design & layout of the bungalow is to be as per the attached drawing LB/26/03 and constructed using the external materials as listed below:

External walls - Wienerberger Kassandra Multi facing bricks as photo below:



Roof tiles - Wienerberger Rivius Slates – colour antique slate.

External Windows - Cream upvc vertical sliding windows as example pattern below:



Window Cills - Stone faced 2 course concrete cills.

Verges & Eaves - Brick detailing to all verges & eaves.

Guttering - Black upvc “cast effect” ogee guttering on rise & fall brackets.

External driveway - Block paving – colour as chosen by client.

Access & Parking

The access & parking for the new dwelling will be off South End as indicated on the proposed block plan ref LB/25/02A (Revised).

The new driveway will provide a min of 2no parking spaces.

The proposed driveway will have an “ACO” drainage channel (taken to soakaway) across the entrance of the driveway to prevent surface water run-off, both onto, or off South End.

The driveway shall be constructed of concrete block paving- colour to be chosen by client.

Boundaries

The existing boundary treatments are indicated on the existing block plan ref LB/25/02 & the proposed new 1.8m high timber panel fencing to the eastern boundary is indicated on the proposed landscaping plan ref LB/26/04 as attached.

Drainage

Foul Water

There is an existing 150mm dia foul sewer running along South End as indicated on the block plans and it is intended to connect the new dwelling into this as indicated on the proposed block plan ref LB/25/02A (Revised).

Surface Water

Surface water will be discharged into an on-site soakaway as indicated on the proposed block plan ref LB/26/02A Revised – please also see soakaway percolation test results as attached which were submitted at outline stage which confirms this is possible.

The design of the soakaway is to be agreed as discharge of conditions 8 & 9 of the outline planning permission ref PA/2025/1272 – see separate planning application.