

Design and access statement

For proposed new family house Plot 1, (Grid Ref 351502:243226) Lyde Cross, Munstone, HR1 3AD for Mr and Mrs D Wilkinson.

- 1) A Planning permission has been approved on this site Planning Ref No 171008 dated 10/5/17.
- 2) Mr and Mrs Wilkinson has purchased this site with in intension to move into the dwelling with an annex to provide the care and facility for his elderly mother.
- 3) SITE
 - a) This site is located on the north side of the area of Munstone and is generally a flat site with a slight rise from the access road (C1127).
 - b) A public footpath lies to the north boundary of the site which links to the city of Hereford.
 - c) The site lies within Flood Zone 1.
 - d) There is a large line of mature trees which runs along the southern and western boundaries which are to be retained.
- 4) PROPOSAL
 - a) This proposal is to build a traditional three bed house and double garage with an adjoining annex to maintain a family unit. The annex forms a single storey extension attached to the south wall of the main house and uses the space above the double garage.
 - b) The access to the area above (bedroom) to be by a staircase which can be adapted for chair use when necessary.
 - c) A direct access to be made possible through the Lounge of the main house.
 - d) The proposed external appearance is to be in keeping with the surrounding dwellings by the use of brick and render finishes.
 - e) The site boundaries are to remain as the previous planning approval including the requirements of the Highway Dept in connection with site access and speed survey.
 - f) The drive and patio finishes are to be laid in block paving and not in gravel as previously approved. These finishes will help in reducing noise and save on maintenance.
 - g) The drive is designed to take 4 cars (2 in garage) and 2 on the drive but additional cars can be parked off road onto the drive
 - h) The proposed house and annex is positioned over the footprint of the approved dwelling.
 - i) The area of the proposed house is 174.23m sq. and the area of the annex is 62.1m sq the total area is 236.3m sq. (2543sq ft.)
 - j) The main house will have a chimney for log burning.
 - k) Solar panels to be fitted for domestic hot water and heating as previous application.
 - l) Low energy lighting and appliances to be installed.
 - m) The double garage is big enough for cycles to be stored inside.
 - n) It is proposed to change the location of the Klargestor to the front of the site to aid the access for emptying and cleaning process.
 - o) The herringbone foul drainage and the storm water soakaway is to remain in the approved location subject to Building Control.



5) PLANNING POLICIES.

- a) All Planning Policies for development has been raised and approved on the previous submission and remains the same
- b) This proposal for a family house (different generations living together to take pressure off the care of the elderly) is widening the choice of high quality homes, and is receiving more and more interest in Government Departments
- c) All other items under NPPF is satisfied by this proposal and as approved under Planning Permission no 171008 Dated 10th May 2017.

6) GENERAL

- a) The drawings referred to in this application are LCT 002,003,004,and 005.