



## **Design and Access Statement**

Development Site Between  
58 and 62 Drift Avenue  
Stamford  
Lincs. PE9 1UY.

Original Approval Reference No. S14/1685/FULL

For Mr. J Clifford

January 2017



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## **1.0 Application Site**

The application site is located on Drift Avenue, a public road which then becomes a private road in line with the eastern boundary to the site. This includes the grass and concrete area directly to the north. This private road provides access and parking to the properties to the north and west of the site. The private road area in front and partly to the west of the site is divided into 6 no. individually owned strips of land 2.4m wide by 12m approx in length. The northern end of these areas forms a parking space. There is a legal right of access across this land to the application site and beyond to which an existing concrete access is in place which extends over the two of these strips of land.



Figure 1 – Existing Front Entrance to Site

The above photograph shows the application site sandwiched between two existing dwellings.



Figure 2 – Existing Front View of Site

## **2.0 Planning History**

An application for the construction of one pair of semi-detached dwellings has already been approved for this site under application reference number S14/1685/FULL, and this approval is still active.

## **3.0 Submission Proposals**

This application is being made solely because the new owners of the site wish to make significant improvements to the parking and front access of each dwelling.

By altering the parking orientation as shown on submission drawing DA-02 each dwelling can be provided with 2 no. parking spaces which are accessed directly off Drift Avenue. A central footpath can be placed between the four parking spaces to provide separation between the two dwellings.

As the existing parking provisions in this area fall woefully short of what is actually required these revised proposals will improve this situation greatly and not increase the burden when the new dwellings are constructed.



#### **4.0 Pre Application Advice**

A pre-application advice submission was made to the Planning Department under reference number S16/2056. A response was received via email on the 6<sup>th</sup> December 2016. The response received was:-

The Highway Authority have been consulted and have commented as follows:

*“This section is not public highway however I think that the 'Alternative site plan' would be better suited so as to keep in line with the current arrangements in the vicinity.”*

As a result of these comments the local authority does not wish to offer an objection to the proposal at this stage. The proposal should now be formally submitted to the authority for consideration. The application description would be a Section 73 application to vary Condition 2 (approved plans) of planning approval S14/1685.

The response was therefore positive and supportive of the revised parking proposals.

#### **5.0 Materials Selection**

All of the proposed materials for the development are full detailed on submission drawing DA-06.

#### **6.0 Vehicle Parking**

As already explained above the vehicle parking proposals will be improved by 2 spaces. The original planning approval has 2 spaces whereas the submission proposals have four.

#### **7.0 Conclusions**

There is an existing approval for the construction of a pair of semi-detached dwellings on this site. The Applicant is not seeking to alter this.

The applicant wishes only to change the parking arrangement at the front of the site so that both properties have two parking spaces instead of one and also so that the access to them and the dwellings is improved.

A pre-application advice submission has been made and the council and highways departments are both supportive. Therefore this submission is valid and justifiable.