DESIGN & ACCESS STATEMENT

Plot 1 Hurstones Lane Alton

1- ASSESSMENT:

1.1- Physical Context

The site is part of a field which slopes gently to the rear and south west side. There is a driveway at the rear which serves a group of semi-detached house known as The Hurstones. There is a grave yard opposite and a detached house to the south west side.

1.2- Social Context

The residents of The Hurstones will be affected to some extent by this development along with that on Plot 2 adjacent. The proposal now is in substitution for that previously granted on the site which had a ridge height of about 10m. This scheme is less at 7.539m

1.3- Economic Context

The site is within easy walking distance of the village centre.

1.4- Planning Policy Context

The principle of a single dwelling on the site has been established by permission SMD/2016/0308.

2- INVOLVEMENT:

There has not been any specific involvement.

3- EVALUATION:

The proposal is more modest than that approved previously and addresses some of the concerns of the neighbours.

4- DESIGN:

4.1- Use

The use as single dwelling is appropriate here.

4.2- Amount

The design is for a 4 bedroomed property of modest proportions.

4.3- Layout

The positioning provides ample space around dwellings.

4.4- Scale

The scale is in keeping with the village generally.

4.5- Landscaping

Planting to complete the development is shown with native species.

4.6- Appearance

A suitable red brick and blue tile are proposed.

4.7- Access

Safe access onto Hurstones Lane can be achieved as indicated.

Signed…….....…… Dated 26 July 2018

J S Wilks FRICS
6 Old Saddlers Yard
Uttoxeter
Staffs
ST14 7RT

Tel 01889 565071 e-mail james@jswilks.co.uk