AMENDMENTS TO APPROVAL FOR A PROPOSED DWELLING ON LAND AT HAZELSCROSS ROAD KINGSLEY

DESIGN & ACCESS STATEMENT

This Design & Access statement is a brief description of the application, which encompasses a number of minor changes from the scheme approved on 9/3/2018 under the reference SMD/2017/0337.

Since the granting of the approval mentioned above the applicant has discovered the full extent of a deed of grant with Western Power Distribution, who have the right to install a power cable along the Northern boundary of the site.

A clear easement strip has to be left each side of this cable, which means the proposed dwelling cannot be located as shown on the approved plans.

After some consideration the applicant has decided to reduce the size of the proposed house in order to meet this requirement and in doing so incorporate a number of minor elevational details.

Other than this the new application is fundamentally the same as the previously approved and we feel no need to elaborate further.