DESIGN & ACCESS STATEMENT

PROPOSED NEW DWELLING

Site at 4 Coate Road, Stanton St Bernard Marlborough, SN8 4LG

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1.0 Introduction

This full plans application is to make minor alterations to the previously approved application Ref: PL/2022/01407.

Those revisions include Site location plan boundary amendment, and minor alterations to the elevations.

2.0 Site Assessment

The existing total area of the site is 380m^2

The site is reasonably level, and the bank to Coate Road has been removed as permitted under previous application.

The site is within the North Wessex Downs Area of Outstanding Natural Beauty. It does not have any other local designation for specific historic heritage or ecological reasons. The site is not within a conservation area but there are three listed domestic properties, 1 & 2 Calf Lane, Laburnum Cottage and Corner Cottage within 70m of the site. The proposal is not considered to impact on the setting of these buildings.

There are no trees on the site. The approved scheme agreed to replace any shrubs removed with two fruit trees within the front garden of the property and new shrubs and the new scheme proposes to do the same.

2.1 Utilities

Drainage

There is an existing foul drainage run flowing east to west across the northern part of the site. At present, there are no existing manholes within the boundary of the site. It is proposed that new drainage will connect into this existing run. Surface water drainage will be to soak away within the site.

Water

Mains water has now been bought on to the site

Overhead Cables

There is an overhead low voltage mains electric cable running across the front of the site, where the proposed parking spaces will be created. It is not anticipated this will need to be diverted as part of the works.

Electricity

This has now been bought on to the site.

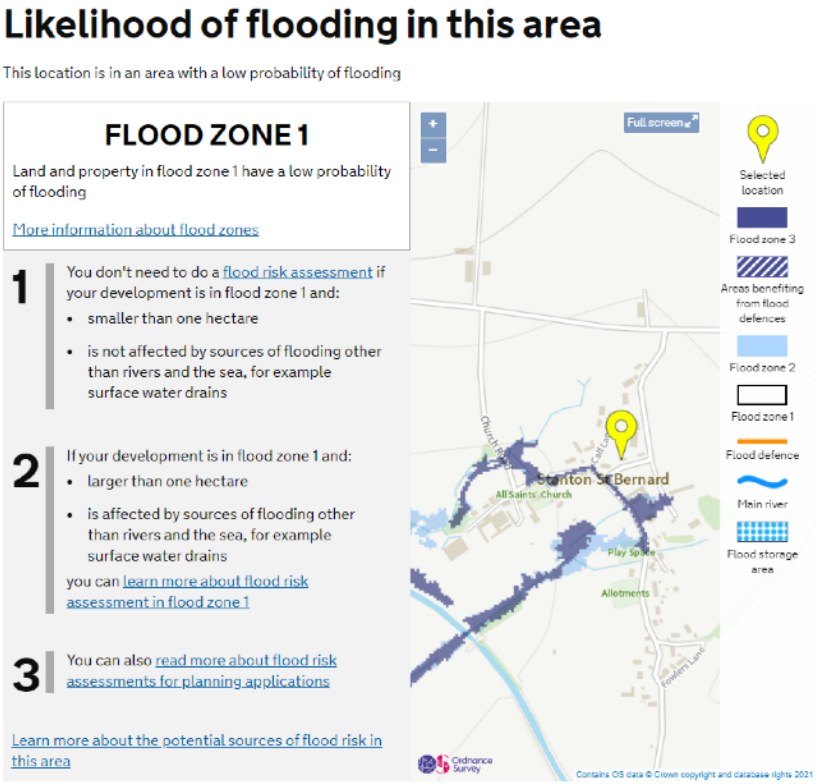
2.2 Ecology

The site is laid to lawn and has been part of a domestic garden for many years.

The site has very limited opportunity and no survey was provided under the previous application. A small shed remains on the site.

3.0 Flood Risk Assessment

The extract from the Environment Agency Flood Risk map, Fig.6, shows that the site is within Flood Zone 1, therefore it has a low risk of flooding. It is not considered that a flood risk assessment will be necessary.



Flood risk map - Environment agency

4.0 Proposed Design

4.1 *Materials*

Proposed materials for new dwelling

- Walls to be Terca Reno Red bricks
- Roof to be Dark Grey concrete pantile Sandtoft
- Windows and doors UPVC/composite - Agate Grey

4.2 Vehicle Access

As described in previous application, it is proposed for there to be two new parking spaces to the south of the site, accessed directly off Coate Road. All residents' parking would be contained within the site curtilage to avoid any on-street parking.

Coate Road is a rural, residential road within the village centre and has no pavement or parking restrictions.

The Visibility splays 2m x 28m to the right and left as set out by Nick Culhane.

A cycle store for a minimum of two cycles will also be provided as part of the proposed scheme.

5.0 CIL, Planning Policy, and History

Community infrastructure Levy

The applicant will undertake to make appropriate Community Infrastructure Levy [CIL] contributions.

Affordable Housing

In accordance with national policy guidance, as the net gain of dwellings is only one, no affordable housing provision will be required.

Relevant Planning Policy and History

- Planning Approval for 1 dwelling - ref PL/2022/01407.
- The proposals were advised by the Wiltshire Council Planning Policy, Kennet District
  Local Plan and The Wiltshire Core Strategy Development Plan.

6.0 Conclusion

There is a need for reasonable low-cost market housing in the village as there is little available and this property will most likely be sort after as a result.
The design takes in to account the site topography, parking, materials and overlooking issues. The proposed dwelling has addressed the site constraints to create a balance between site density and the characteristics of the neighbouring properties along Coate Road.