

DESIGN AND ACCESS STATEMENT

Proposed erection of 2no bungalows to the rear of 102 Sackville Street

The site forms a vacant plot to the rear of properties 98-102 Sackville Street. Access is currently from Sackville Street via a route below a first-floor extension to no 102. The submission includes the demolition of this extension. The proposed access width would be increased to 3200 to enable vehicles to enter and exit the site. The existing access has been approved to form access to the existing property and a proposed new property currently being constructed. The demolition will improve access to all properties using the driveway and reduce headroom issues for all domestic vehicles.

The proposal is to erect 2no detached dwellings, the properties proposed would be 2 bedroomed with parking facilities for 2 vehicles to each unit. The design is simple domestic style with materials to match adjacent development as approved. Space distances are considered to be consistent and compliant with approved Residential space standards. The site is situated on the outskirts of the town centre within a short walk to public and transport services.

We submit that the site is wholly sustainable and consistent with the policies of the Local Authority