

## Design and Access Statement

### PLANNING APPLICATION TO RESITE PLOT 3 Hambleton View, Development, Read.

**Location:**

This application relates to a former garage site in Hambleton View, Read.

320170394P

**Application Detail:**

This application is for Planning Consent to re-site plot 3 on the approved development (planning reference: 3/2014/0703). When the contractor removed the existing lock up garages that occupied this site, a manhole chamber was uncovered that was not plotted on the drainage maps provided by United Utilities.

It has been identified that the existing building gable wall, adjacent to the site, had been built partly over the manhole chamber. Site investigations and CCTV examination with United Utilities; show that the manhole was situated on the old sewer, which has now been diverted through the middle of the site, under the proposed car park. Only one connection is remaining into the manhole from a floor drain within the existing car body repair shop.

In order to maintain access to this manhole, United Utilities require plot 3 to be moved to a distance of 1200mm from the existing building gable wall.

In addition, the line of the new sewer is out of position from the line plotted on the United Utilities maps. We have now re-plotted the correct line of the new sewer on site. United Utilities have agreed this position and require for plot 3 to be moved back from the building line a distance of 1 metre, to provide a satisfactory easement for maintenance of the sewer, as indicated on the application site plan.

A letter is enclosed with this application from United Utilities to confirm the revised positional requirements and that a building over agreement is not required.

**Use:**

The proposed use is for a detached 3 bedroom house (plot 3) with parking for two cars.

**Layout:**

In accordance with the approved plans under reference: 3/2014/0703, subject to approval of the amendments identified on the plan.

**Scale:**

The scale is for three, three bedroom infilled properties with parking as approved.

**Landscaping:**

The site has an existing stone wall to the rear, flag footpaths are to be situated at each side of the properties with gardens to the rear.

**Appearance:**

The properties are to be constructed to the approved specification stated on the approved plans 3/2014/0703.

**Access:**

The access is directly from Hambleton View.