

DESIGN AND ACCESS STATEMENT

Ref: MS-2021-DA

Proposed New Dwelling at Bettisfield Boat Yard, The Moorings, Bettisfield, Whitchurch, Shropshire SY132LJ.

Bettisfield Boats Hire Boat Company has operated from the site for the last 45 Years but ceased to do so at the end of 2020.

We have considered various ways of diversifying the business and to make use of the no longer required space.

Previously we were granted planning permission MAE P/2020/07/05 dated 11.02.2021

This was for a Holiday Let and a Permanent Residential Boat mooring.

Unfortunately, on further investigation by ourselves it has been deemed that neither of these proposals are economically viable.

Therefore

- . we proposed a new permanent dwelling on the no longer used Boat hire car park.
- . The design of new dwelling would be a much smaller version of the surrounding canal side properties of Waterside and Kingfisher Cottage, with just one bedroom and approximately 72 sq. Meters of floor area.
- . If permission was to be granted, we would forfeit the right to the residential mooring, meaning there would be only one residence on the site and the no longer needed car parking spaces would then be incorporated into the garden of the new dwelling.
- . The development is expected to greatly reduce traffic on the existing driveway as the activity at the boatyard will be considerably less after the cessation of the boat hire business.
- . Due to the location of the site and the canal embankment no underground Drainage would be possible, therefore we propose a conifer hedge screened above ground Cess Pool tank, which would be located 7M from the dwelling. Alternatively, Grey water Recycling and composting toilets would be considered.

We feel the proposed development of a energy efficient home with just one bedroom would provide much needed affordable housing in the village and minimal environmental impact.

