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Access And Equalities Officer - NSDC
John Bullock
Department Of Safety
Community Safety Business Unit
Newark And Sherwood District Council

Telephone: 01636 650000
Email: planning@nsdc.info

Date: 8 May 2017

Consultation Date: 8 May 2017

Proposal:	Two detached dwellings
Site Address:	Land Off Cauntton Road Hockerton Nottinghamshire
Planning Application Ref:	17/00801/FUL
Target Date for Decision:	23 June 2017

You are invited to make comment on the above planning application. Please indicate below whether you support or object to the proposal. Your comments need to be with us by **29 May 2017**.

Details of the case officer will be confirmed on our website within 48 hours.

Application details, including plans, site boundary (using 'Map' facility) and supporting information are available to view on our website at www.newark-sherwooddc.gov.uk/planningapplications. If this consultation relates to the renewal of an extant planning permission, please refer to documents associated with the previous application also available online (the previous planning application number is mentioned in the proposal).

Your comments can be submitted either online using the above website (if you are a registered user), by email to planning@nsdc.info or by post to the above address.

Please be aware, all information including signatures and contact details you provide will be publicly available.

In the event of an appeal against a refusal of planning permission, if the application refers to a 'householder application', any representations made this application will be sent to the Secretary of State, and there will be no further opportunity to comment at appeal stage.

A copy of the decision notice and officer/committee report will be available on our website after the application has been decided.

Observations: Comments:

As part of the developer's considerations of inclusive access and facilities for all, with particular reference to disabled people, it is recommended that their attention be drawn to Approved Document M of the Building Regulations, which contain useful standards in respect of visitable, accessible and adaptable, and wheelchair user dwellings and that consideration be given to incorporating 'accessible and adaptable' dwellings within the development. The requirements of a dwelling's occupants can change as a result of illness, accident such as sports injury for example, disability or ageing giving rise to reduced mobility or increasing sensory loss. In order to meet these changing requirements, homes need to be accessible to residents and visitors' alike as well as meeting residents' changing needs, both temporary and longer term. Similarly, inclusive access improves general manoeuvrability for all including access for those with push chairs and baby buggies as well as disabled people etc.

It is recommended that disabled persons and wheelchair users' access to, into and around the dwellings be carefully examined. External pathways to and around the site should be carefully considered and designed to accepted standards with reference to the topography of the site to ensure that they provide suitable clear

unobstructed inclusive access to the proposal. In particular, 'step-free' access to and into the dwelling is an important consideration and an obstacle free suitably surfaced firm level and smooth 'traffic free' accessible route is important to and into the dwelling from facilities such as car parking and from the site boundary. It is recommended that inclusive step free access be considered to garden areas, amenity spaces and external features.

Carefully designed 'step-free' approach, ramps, level flush thresholds, generous doorways, corridors etc. all carefully designed to facilitate easy access and manoeuvre are important considerations. Switches and sockets should be located at suitable heights and design to assist those whose reach is limited to use the dwellings together with suitable accessible WC and sanitary provision etc.

It is recommended that the developer make separate enquiry regarding Building Regulations matters.

Respondent: J Bullock – Access and Equalities Officer

Date: 12th May 2017