SITE AT BLACKBIRD CLOSE. CROWLAND. PETERBOROUGH. PE6 0BA.

DESIGN STATEMENT

INTRODUCTION

The plot is within an existing and long established built up residential area of the town.

Previously the site had a commercial use which changed with the recent planning permission for 3 number exclusive dwellings.
The site in question houses the access way to the exclusive development to the rear and leaves a wide open space that does not contribute to the general street scene as it stands.

The application is to build 3 residential units in the form of double storey buildings with garages which will relate to the existing dwellings either side

This revised application is made after receiving a planning refusal followed by a Planning Appeal refusal.

Previously a revised Flood risk assessment was submitted (which is dated October 2022) and which concluded as follows:
''Recommendations
In any area at risk of flooding it is preferable that new dwellings should be of two story construction with all bedrooms at first floor level. This is to provide a refuge for residents if the buildings were to become flooded after a major breach of the tidal bank, and ensure there is no danger to residents when they are asleep. However single storey development is considered satisfactory as long as the finished ground floor level of the buildings are above the predicted 1 in 1000 year flood level in 2115.
The ground floor level of the proposed new bungalows should be a minimum level of 2.60m OD which is approximately 50mm above the maximum level of Peterborough Road on the western boundary of the site. The bungalow at the eastern end of the site should therefore be raised approximately 800mm above the existing ground level.
The buildings should be designed incorporating flood resistant and resilient techniques to allow it to be refurbished after being flooding to a depth of approximately 300mm above the floor level of the new building.
The developer should advise owners and occupiers of the properties to register with the Environment Agency's Floodline Warnings Direct Service.
Rainwater from the roofs of the buildings should be discharged if possible into soakaways and these should be designed to BRE Digest 365 and approved under Building regulations. New hardstandings around the building should be constructed with permeable paving.''

This demonstrated that the development can be undertaken without risk from flooding.
As the existing flood risk data from the Environment Agency has not changed since the submission of that report it is hoped that the conclusion that the floors set at 2.60 above ordnance datum will satisfy the Local Planning Authority without a further report required.
A levels plan is submitted as part of this application using that conclusion information.

The plans submitted as part of the application are reproduced in this document at no particular scale for the convenience of the reader.

Background introduction
The site as mentioned previously housed a commercial business that had been well established for over 50 years.
The building was purchased and removed to make a roadway in to a very large plot of land to the rear.
The land to the rear was initially the subject of a planning approval for 41 dwellings and was dated 21st August 2015 under reference number HO2-1082-15.
The owners then made a further application to build 2 (and now3) exclusive dwellings in natural limestone with 2 occupied and the third under construction with a completion expected this year.

THE SITE AND THE SURROUNDING AREA

Location –

The site is located near to the corner of Broadway and Peterborough Road and adjacent to Kennulphs Close..

The site is approximately 500 metres South of the Town Centre and 1000metres North from the A16 main road from Peterborough to Spalding.

The site is well located to provide convenient access by foot and by cycle to a range of facilities including locals shop, playing areas, schools, pubs and the local Transport Network.

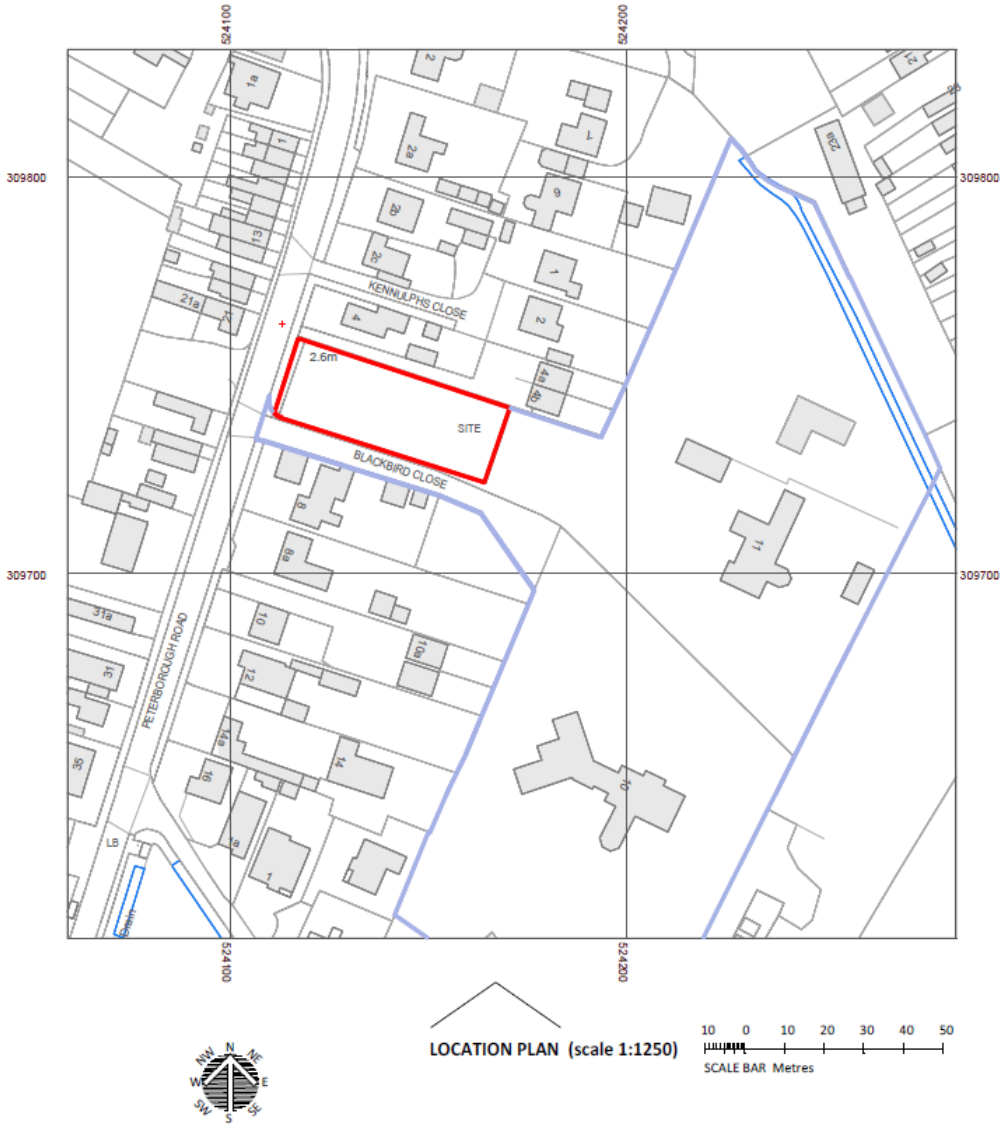
Most importantly the tenants could walk to the town centre quite easily..

Site Area –

The application site including the access way extends to approximately 0.12 hectares and is edged red on the following plan as shown below.

The body of the development site is rectangular shaped and is accessed from the Peterborough Road and the adjacent non adopted access way called Blackbird Close.

The overall depth of the plot is approximately 58.50 metres and with a width of 20 - 21 metres.



Site features

The site is bounded by residential developments to the north, south, west and east.

The main body of the site is generally level.

There are no trees or vegetation within the main body of the site.

Access to the site is from Peterborough Road and the existing adjacent access way called Blackbird Close.

Planning policy considerations
This land will provide an additional 3 homes to further contribute to the housing mix and choice of dwellings within the town and add to the council 5 year land supply.

Character
The site is not within a conservation area, special character area or other area of special control, nor is it within or close to the Curtilage of any listed building.

The land in question is adjacent to and at the end the long approach road into the town from the south and is in a prominent position.

Immediately to the North are 2 houses and 4 bungalows.
To the West is a terrace of houses and a series of detached houses which appear to be from the late 19th to Early 20th Century in type and age.
To the East are the exclusive modern dwellings and to the South Detached houses.
The further one goes down the Peterborough Road the more the character changes to bungalows.
The dwellings to the North and South appear to be post war .

THE PROPOSED DEVELOPMENT
The applicant is seeking to build 3 detached double storey dwellings complete with integral or detached garages.
The integral garages have been sized at 6 metres x 3 metres to enable that space to be counted as a parking space.
Using this information therefore 3 parking spaces are available for plots 1 and 2.
Using the same principle of the double garage to plot 3 counting as 2 parking spaces there are 4 spaces available to Plot 3.

All dwellings conform to and exceed the National Space standards and will all be heated by Air Source Heat Pumps which are shown on the site plan layout and are marked ASHP.

Visual impact
The dwellings accessed from the Peterborough Road are of the same design but are handed.
Plot 1 is placed 900mm off the Northern Boundary and with no windows to habitable rooms facing on to Number 4 Peterborough Road.
There will be an en suite window which would be obscure glazed.
An acceptable separation distance is achieved to the existing dwelling (number 4) of approximately 9.200 metres.
For Plot 2 a space of 1850 is achieved to the private access road of Blackbird Close and with a separation distance to number 8 Peterborough Road of approximately 9.800 metres.
In this elevation facing onto Blackbird Close there are no openings. .
Plots 1 and 2 have been set back to relate to the existing dwellings either side and have adequate space allowed for a car to enter and leave in a forward gear.

Plot 3 has been designed with the dwelling relating to Blackbird Close access way and has been set back 4.800 metres to achieve a sense of self.
The rear garden has dimensions of 19.7 metres wide and 8.8 metres deep.
The bedroom windows to the first floor overlook the parking and driveway area to 4A and 4B which are buildings set back from the Peterborough Road. (see frontage of 4A and 4B in the photograph following.)



A point raised by the Appeal Inspector was the raising of the brick wall height with a fence to the northern boundary.
Due to this redesign the existing wall and fencing to the northern boundary will now be retained.
With this retention and with no additions, the dominant feature mentioned, (when viewed from the ground floor bay window of 4b) will not now occur and therefore no enclosing effect will be felt by the occupiers of No 4b.

A major point that was raised in the appeal refusal was that the proposals did not relate to Peterborough Road street scene or indeed to Blackbird Close.
Similarly it was pointed out that with no front door visible to the buildings, their relationship to Peterborough Road it was felt, was impaired.

Both of these points have been rectified with this redesign and subsequent submission.

We would therefore conclude that the new proposal has alleviated any harm that could occur to the character and appearance of the area as mentioned in this context.
In this case we would now suggest that there is no conflict with Policy 3 of the South East Lincolnshire Local Plan 2011-2036 (March 2019) (SELLP) which seeks to create distinctive places through high quality design and layout that considers street patterns and visual closure.

Overshadowing will not be a problem due to the separation distances and there will be no direct overlooking.

The dwellings are far enough away from the existing dwellings so as to not impair any amenity values, whether by mass, scale, overbearing or overshadowing.

Access / manoeuvring
A shared pedestrian and vehicular access road already exists linking the site to the public highway and Plot 3 will share the access way.
Plots 1 and 2 will be accessed from Peterborough Road and will be able to enter and leave the site in a forward gear.
All vehicles using the site have sufficient space to park as discussed previously.

Access to the highway
To the applicant's knowledge there are no recorded accidents within the immediate vicinity of the site. The Peterborough Road, which is at the head of the access way and which is a 30mph zone.

Landscaping
A quality landscaping scheme will be necessary for this scheme to succeed and a formal landscaping scheme would be provided.

For the length of the access way a band of evergreen shrub planting will be made together with the placing of native standard trees where space allows.
These will soften the impact on the landscape and add to the Biodiversity of the immediate area.

A native hedge will form the boundary facing onto Peterborough Road together with 2 medium sized trees behind it which may possible be Hawthorn and or Mountain Ash

CONCLUSION
Overall the layout and arrangement of the site, the design and the relationship of proposed dwellings with the existing property's surrounding the site will be compatible with the character of development in the area and consistent with relevant planning policy.

The foregoing analysis and assessment together with the enclosed drawn details demonstrates that the provision of 3 new homes on the application site can be accommodated in a sustainable location without adverse impacts on residential amenity or landscape and will overcome the reasons for the planning appeal inspectors refusal.