Planning Application – Supporting Documentation

Site - Land to the rear of 29/31 North Street, Crowland, Lincs PE6 0EG

Proposal - New 2 bed detached barn style dwelling with off street parking and turning head

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Design and Access Statement

Background

The properties 29/31 North Street are typical terraced style houses with very long rear gardens with dual access off North Street and Clutton's Close. Two domestic prefabricated garages were located at the bottom of the garden to serve the properties with access being gained off Clutton's Close. The garages were demolished some years ago and the majority of the garden was divided and sold to the applicant in 2019.

The applicant is seeking South Holland District Council's approval for a 2 bedroom barn style dwelling with access and frontage to Clutton's Close. The proposals are in keeping with some of the barns that are located off Clutton's Close. The ground level of the proposal is substantially lower in level to the properties on North Street and would not be detrimental to the general views. This proposal is considered a good opportunity to add an additional starter type home within a built-up area of Crowland and to provide an environmentally friendly and efficient home.

Planning Application

The application is for full planning permission for a 2 bed barn style dwelling with associated off-street parking and incorporating a turning head.

The following documents are supplied with this application:-

Drawings – CC1 Location Plan, CC2 Existing Plan, CC3 Proposed Plan, CC4 Front Elevation, CC5 Side Elevation North, CC6 Side Elevation South, CC7 Rear Elevation, CC8 Ground Floor Plan, CC9 First Floor Plan, CC10 Front Elevation Context, CC11 3D Front Elevation, CC12 3D Rear Elevation.

Documents – Design and Access Statement, Flood Risk Maps.

The Site

The site fronts Clutton's Close which is a public adopted road from Kemp Street to the end of the tarmac which is about 15 metres past the entrance to the site. The remaining stone track is a private access but allows through traffic. There is no agricultural tenancy over the site. The site was used for general garden purposes and access to the two domestic garages which were located at the end of the garden. It is considered that the plot is suitable for consideration under the Town and Country Planning Act for a new dwelling and should be permitted under normal planning conditions.

Proposed Development

The proposal is for the construction of a two bedroom detached dwelling. There is ample space for two parking spaces at the front of the property on the existing block paved forecourt. Access is off Clutton's Close which is an adopted road and the applicant has contacted the Highways Authority (Lincolnshire County Council) and will apply for a road crossing in due course. Clutton's Close is a low trafficked area. The length of frontage will be sufficient for delivery vehicles etc to use as a turning head.

Clutton's Close

Several properties front and are directly accessed from Clutton's Close. These properties have a mix of styles and types with bungalows and houses. There are also numerous accesses to rear domestic garages. A semi-detached property has been constructed in 2008 off the unadopted part of the road at Beekens Yard.

There are two businesses that are served off Clutton's Close a car garage and a nursery.

The frontage to the proposal allows for vehicle turning in addition to the two car parking spaces. In addition there are ample turning facilities in Beekens Yard.

Although the road is not a full width carriageway there are locations where two vehicles can easily pass. It is noted that developments have been approved which have similar restricted carriageway designs ie Hereward Way and Barbers Drove South. It should be noted that Hereward Way also consists of Burgage style pattern of properties with long and narrow gardens and numerous sheds and barns.

Conservation

The site falls outside the perimeter of the Crowland Conservation Area, however, a Heritage Impact Assessment has been included to understand the wider context of the application.

Scale and Visual Impact

The proposal is to construct a barn style dwelling that will be in keeping with the style of the surroundings as some of the long rear gardens were and still have barns that front the road. The land is over 45 metres long and the nearest properties are over 40 metres from the proposal. As shown on drawing CC10 the land in Clutton's Close is lower than North Street and therefore it is considered that the proposal will not have an adverse impact on neighbouring properties.

The simple rectangular design has been chosen to mirror the style of a typical barn. The narrow width of the proposed dwelling is in keeping with the shape of the plot and allows for pedestrian access from one of the North Street properties which is a requirement of the covenant. There is still maintenance access on the south side of the dwelling.

The first floor is to be clad in black painted timber boarding. The windows will be dark grey to blend into the cladding and brickwork. Traditional features such as guttering with rise and fall brackets with no fascia boards have been incorporated into the design.

Flood Risk

As detailed on the Environment Agency Flood Risk Maps the site is located in Flood Zone 1 and therefore no flood resilience measures are required.

Sustainability

The property is to be well insulated and the energy requirements will be kept low by the use of solar panels incorporating energy storage. The all black solar panels will be fitted on the south facing roof and will blend with the dark grey tiles.

Contamination

There is no evidence of contamination on site being historically used as garden and domestic garages.

Noise

The proposal will have no adverse noise impact on adjacent properties.

Privacy

The proposal will have no adverse impact on adjacent neighbours and appropriate boundary treatments can be used to prevent any overlooking. The site is surrounded by an existing 1.8m high close boarded timber fence.

Utilities

Water/Electricity/Foul drainage/Telephone services will be provided to the site. No gas will be connected as all heating requirements will be electric which in turn will be mostly provided by solar panels/air source heating. Foul drainage will be connected to the public foul sewer located in Clutton's Close. The application has contacted Anglian Water who confirmed this is permissible. The nearest electricity supply is opposite the site in Clutton's Close and the applicant has received a quotation for connection. Surface water will be drained to a soakaway in the long rear garden. A soakaway test to BRE Digest 365 has been carried out in the proposed location and confirmed that the ground is suitable for soakaways.

Disability Access

The property will have a wheelchair friendly access to the side door.

Conclusion

The proposal is for full planning approval for a 2 bedroom dwelling with associated off road parking and turning head. This proposal has been designed to be sympathetic to the wider area of Crowland and will provide for a much needed new residential dwelling within a built up area.