

**DESIGN AND ACCESS STATEMENT
TO ACCOMPANY
A FULL PLANNING APPLICATION
FOR A PROPOSED DWELLING
AT
ON LAND AT 2 POSTLAND ROAD CROWLAND
FOR
MR A NOBBS**

118017 OCTOBER 2017(Rev B)



**ACCENT
&
WILKINSON**

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Background

Historically the reason the settlements of Ely, Thorney, Crowland exist at all is due to the fact that they all are built on slightly raised land (islands) that are formed predominately of gravel as opposed to the marshland that surround these areas.

The settlements thrived if only because the marshland provided a very adequate source of food

Additionally the relative isolation appealed to religious institutions and by the middle ages Crowland was the third most important religious site in England

In more recent times, the town's growth is more down to the fact that the town is in Lincolnshire, with lower rates than the adjoining county of Cambridgeshire, but still with easy access to Peterborough.

The Site and Site Access

The proposed site is part of the land attached to the existing bungalow at no2 Postland Road and the intention is to build a house for their own use.

The site is at the junction of Postland Road with Hall St, and Kemp St. There is a very wide and open aspect at the junction of these roads, hence there should not be a problem meeting any vision splay requirements that may be imposed by the Planning Authority.



View of the site from the north.

Another factor affecting the site are the yellow “Zig zag” lines that run along the three roads that prevent parking or “dropping off” for the South View Primary School.

The proposed site layout indicates vehicular access from a zig zagged section of Postland Road. The principle of gaining vehicular access to your site from a zig zagged section of road had been established when Peterborough Design Group gained approval for a proposed dwelling on a site to the south of 40 Hall St, planning reference : H02-0145-15



Aerial view showing the extent of “zig zag” lines



Of course there is a positive aspect to gaining access to your site across zig-zag lines: access to the site should be safer because there would be an absence of cars parked up against the kerb.

Previously

A scheme for a 4 bed house had been submitted for approval in August ref H02-0798-17, but was refused.

1 The proposal would constitute a cramped and incongruous form of development that would be at odds with the character of the surrounding area by virtue of the height of the dwelling, shape of the plot, the positioning of the proposed dwelling and its relationship with neighbouring properties. These matters are considered to have an unacceptable impact upon surrounding character and residential amenity. As such, the proposal is considered contrary to Policies HS4, SG14 and SG17 of the South Holland Local Plan 2006. These policies indicate that new development will be permitted on suitable sites in Area Centres and should make a positive contribution to the character and appearance of the locality and not impact negatively on existing residential amenity. They are in accordance with advice within Paragraph 17 and Sections 6 and 7 of the National Planning Policy Framework, 2012.

The Proposal

The proposal is for a 2 storey, 4 bed chalet bungalow illustrated on drawing 118017 / 200-01 Scheme Proposals.

The Planner felt the original scheme was cramped and incongruous; certainly the proposed relationship with the northern boundary was less than successful, so the dwelling would now relate to the eastern boundary and would line up with the next door but one house 1A Kemp Rd on what is notionally the building line, it is my view that the house type itself, far from being incongruous, fits in very well with the houses in the immediate surroundings. Postland Road is suburbia with a mix of houses the majority of which are from the 70's onwards.

The Refusal appears to go on to indicate a sequential approach to development. Whilst I understand this approach with commercial premises, it is less obvious with housing where demands are often dictated by family pressures rather than commercial considerations; the bungalow next door already accommodates 3 generations of the family that want to stay close.

Apart from the advantage of keeping the family together, the local Plan asks that the scheme should make a positive contribution to the character and appearance of the locality, however very little of the proposed building, now a chalet bungalow, would be seen from outside the site.

Materials

Roof pitch: to match adjoining bungalow

Roof	Slate
Windows	Green UPVC
Gutters, fascia	Black UPVC
Brick	Forterra county multi dragged face
Driveway	Bradstone brindle Woburn tumbled

Boundary Treatment

The south and west boundaries would retain the existing, mainly deciduous hedge clearly seen on the initial photograph.

Vertical close boarded timber fence, 1.9metres high with min 300mm high trellis over to the remaining boundaries.