

Proposed New Dwelling
Land at 44 Chappell Road,
Deeping St Nicholas



wilsonarchitects.co.uk

1.0 Introduction

This Design and Access Statement has been prepared by Wilson Architects on behalf of Mr A Oxbury. It is submitted to South Holland District Council in support of a full planning application for a single new dwelling on land to the north of 44 Chappell Road, Deeping St Nicholas.

Included in this document is an illustrated description of the site, the project brief and the design principles for the proposed development.

This document should be read in conjunction with the associated drawings and supporting documents submitted separately with this planning application.

2.0 Site + Context Analysis



Figure 1 – Aerial map of application site (outlined in red)

The application site is located in the village of Deeping St Nicholas. The village is located on the A1175 road between The Deepings and Spalding.

Deeping St. Nicholas boasts a beautiful 19th century stone church and a chapel built in 1867. The population of the parish is just under 2,000 and is located within the South Holland Council District. At 6 miles long, the village of Deeping St. Nicholas has the distinction of being the longest in the county.

3.0 Previous Scheme

A planning application was submitted in December 2023 for two new dwellings on the site. This application, reference H03-1120-23 was refused in February 2023. The reasons for refusal were as follows:

Reasons for Refusal 1 -

Policy 2 of the adopted South East Lincolnshire Local Plan (SELLP, 2019) states that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses. Policy 3 of the adopted South East Lincolnshire Local Plan (SELLP, 2019) states that development proposals will demonstrate how an acceptable design of development including residential amenity will be secured. Policy 30 of the adopted South East Lincolnshire Local Plan (SELLP, 2019) states that development proposals will not be permitted where they would lead to unacceptable adverse impacts on the amenities of the area. Paragraph 135 of the National Planning Policy Framework (NPPF, December 2023) states that decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Finally, Paragraph 134 of the National Planning Policy Framework (NPPF, December 2023) states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

The dwellings, by virtue of their size, density and layout would result in unacceptable adverse impacts on the character and appearance of the street scene of Chappell Road/ New Road and the surrounding area due to them appearing as a cramped form of development in the plots whilst also significantly reducing the amenity space of the host dwelling. Accordingly, the proposal would be contrary to Policies 2, 3 and 30 of the adopted South East Lincolnshire Local Plan (SELLP, 2019) and the guidance within the National Planning Policy Framework (NPPF, December 2023) and is therefore refused.

Reasons for Refusal 2 -

Policies 2 and 3 of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions. Paragraph 135 of the National Planning Policy Framework (December 2023) states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposal by virtue of its positioning would result in significant and material overlooking upon the existing No. 44 Chappell Road. The positioning of the windows to the rear would impact privacy in habitable rooms and private amenity spaces. The proposal is considered to be contrary to Policies 2 and 30 of the South East Lincolnshire Local Plan (SELLP, 2019) as well as Paragraph 135 of the National Planning Policy Framework December (NPPF, December 2023).



Figure 3 – Previously submitted site plan (Refused)



Figure 4 – Previously submitted visualisation (Refused)

Response:

Density - The overall density has reduced from two dwellings to one.

Size - The overall size of the proposed dwelling has been reduced from 7.35m to 5m at the ridge and from 4.2m to 2.4m at the eaves.

Layout - The layout of the site has been amended following the reduction in units, increasing the amenity space to both the proposed dwelling and the host dwelling.

Amenity Space - The private amenity space for the host dwelling remains in keeping with the other properties along Chappell Road, with the amenity space to the front of the property being increased from the previously submitted scheme.

Overlooking - The dormer element to the proposals have been removed, with all accommodation at ground floor. The host dwelling has no side facing windows, so no direct overlooking is evident and all habitable rooms have been positioned away from the rear garden of the host dwelling.

4.0 Application Proposal

Site



Figure 5 – Extract of 'Proposed Site Plan'

The application site is orientated along an east - west axis, so the proposed dwelling would benefit from a south-west facing garden. The proposed dwelling will therefore benefit from good sunlight to its south elevation for the majority of the year.

Access

Vehicle and pedestrian access to the dwelling is from New Road, with 44 Chappell Road retained its existing access on Chappell Road.

Landscaping + Biodiversity

The existing site has not been maintained, with several of the existing outbuildings in poor condition, and so exists the potential to develop the landscaping, particularly to the north of the storage shed, to provide garden aspect from the new dwelling.

The plot frontage is to be planted using a mixture of evergreen and deciduous shrubs aiming to provide a benefit to local wildlife through the variety and mixture of planting used, as well as a visually appealing environment.

The rear boundary is to be enclosed using 2m high close-boarded fencing with low-level gaps to allow hedgehogs and small animals to traverse. Vertical boundary treatment is not required along the frontage of the dwelling so the site will remain open.

Scale

Existing housing on Chappell Road, to the south, and New Road, to the north, comprises two-storey semi-detached houses and single-storey bungalows of varying scale and heights.

The proposed dwelling is designed as a single-storey, pitched roof building to reflect the surrounding character. The hipped roof has been designed to provide a visual transition from the open space on the corner of Chappell Road to the bungalows on New Road.

The proposed dwelling is 5m tall to the ridge and 2.4m to the eaves, with a gross internal area of approximately 100m².

Amount

The application proposal seeks full planning permission for one new dwellings set in a sustainable location, lying within the existing built form of the village as an infill site with access taken directly from Chappell Road and New Road.

Layout

The entrance to the proposed dwelling is via a recessed front door on the front (north) elevation to the ground floor hallway. From here the living room, kitchen / dining room, bedrooms and bathrooms can be directly accessed. The layout is configured with the main habitable living space to the rear of the property, overlooking the private south-facing rear garden.

Appearance



Figure 6 – Indicative perspective of proposed dwellings

The material palette for the proposed dwelling has been considered and informed by the range of materials within the local area. As a contemporary development it is important that the appearance of the proposed dwellings reflect the context and current era therefore a simple mix of materials is proposed.

The proposed material palette includes red-facing brickwork in conventional stretcher bond, interlocking clay roof tiles, grey uPVC windows, composite front doors, grey 'rise and fall' rainwater goods, and grey brick flooring setts.

4.0 Summary

This planning application seeks approval for a single dwelling. The proposal has evolved through careful consideration of the sites attributes and seeks to bring an underutilised area of land within the settlement limits of Deeping St Nicolas into beneficial use, and responds to the reasoning behind the previous planning refusal.

Care has been taken in the design to ensure the proposal is appropriate to the settlement and neighbouring context. This is reflected in the scale, orientation, roof form, materials and fenestration of the proposed dwelling, ensuring the proposal will sensitively add to the diversity of dwellings, integrating with and enhancing the surrounding area and street scene.