Architectural Design Services
www.brammadesign.co.uk

24 Risegate Road, Gosberton
Spalding, Lincolnshire. PE11 4EZ
07837 735718
info@brammadesign.co.uk

Design & Access Statement

Land adjacent to 22 Quadring Road, Donington, PE11 4TD

Image reproduced from Google



The following statement is to accompany an outline planning application for proposed single storey residential dwellings

Applicant : Mrs L Crowe & Mrs A Thorne

Oct 2019

Ref:D&A.102-11

Design

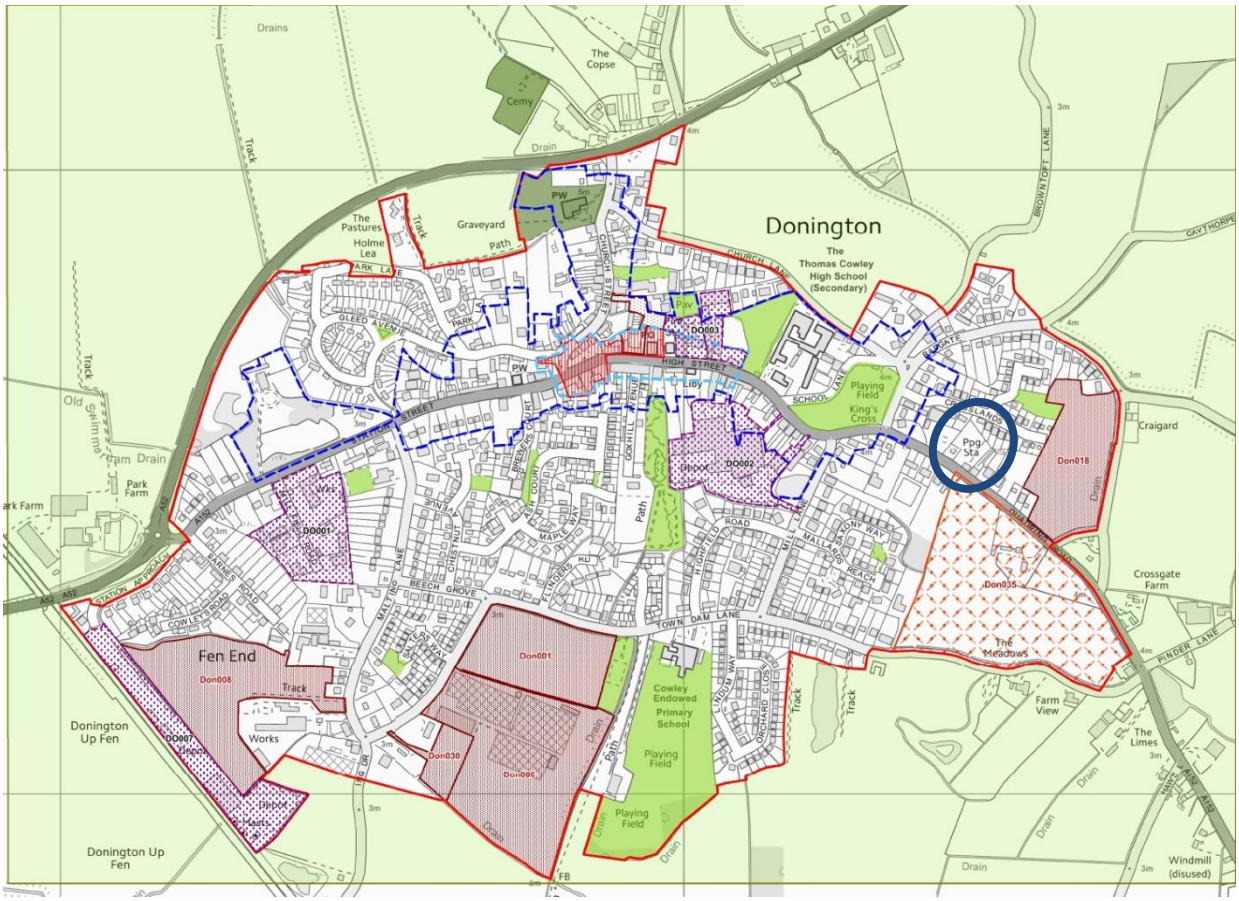
The Process

Assessment

Physical Context;

Donington is a large village in Lincolnshire. It is situated 8 miles north from the market town of Spalding on the A152, and is bypassed by the A52. Donington also conveniently sits between the A16 and A17.

The site itself lies to the east of the settlement fronting the A152 Quadring Road and is within the Defined Settlement Boundary of Inset Map No 4 of the South East Lincolnshire Local Plan



The development site is positioned adjacent No 22 Quadring Road, Donington, PE11 4TD
The National Grid Reference of the central point of the site is TF214355
The development area is 0.19 Ha.
Please refer to drawing number 102-11-LBP01b for the exact position & extent of the site.

The character of the immediate local area is predominantly residential with a sizable collection of small & large businesses in the village. Quadring Road is mainly residential in nature with a mix of single and two storey homes. Rural in nature, the wider surrounding area is mainly agricultural.

The site has well defined boundaries. It is separated from the existing residential properties to the north, west & east by boundary timber fencing & established garden hedging.
The site is partly flanked to the west by open green space as part of a commercial property, Dave Cook Engineering, which has planning permission for a housing development H04-0894-17.
This section of the west boundary is well screened with existing mature planting, which will be retained. The site is sufficiently separated and screened from any existing commercial operations.
To the south west of the site fronting Quadring Road is a sewer pumping station which is also well screened with mature planting
The southern boundary of the site is defined by the highway verge adjacent to Quadring Road while the newly formed boundary to No 22 will be demarcated by the existing low level timber garden fence enclosing the existing access driveway/parking & separating it from the new private drive access to the site. Beyond the existing parking to No 22 a newly formed 1.8m high timber garden fence will enclose the existing dwellings newly formed rear garden area, separating the new & existing properties amenity areas.

The site is currently an oversized and underused area of garden land to the side & rear of No 22 Quadring Road.

There is good vehicle access to the site directly off Quadring Road with excellent visibility in both directions. There is good pedestrian access via the existing public footpath running along the whole of the site frontage and beyond through the village.

Social Context;

The proposed development would help to provide the supply of housing required to meet the needs of present and future generations. Good local services and facilities are available such as the public house, two small supermarkets, various shops, primary & secondary schools, church, village halls, sports facilities, children's nurseries etc
With a Ward population of 7,102 people at the 2011 census the local community is growing demonstrated by the recent planning applications for new housing and the number of extensions to properties in the area. This sets a clear precedent that the area is in need of growth to accommodate the needs of its residents. It is also on a public transport route & the site is comfortably accessible to the aforementioned services.

Economic Context;

The development would bring economic benefit, not only from construction and future maintenance of the property itself but also through increased usage and expenditure with local businesses in the community as well as meeting the service needs of other local communities within the area. Employment opportunities exist within local businesses in the area and an increased village population would provide them with a solution to current & future local staffing issues facing many rural areas. Sustainable growth within the village would therefore not only help with the continuation of the local rural businesses & community but also support one another in a self-sufficient, sustained manner.

Policy Context;

Policies that effect and shape the development of the site:

<u>The National Planning Policy Framework 2019</u>
Section 2 - Achieving sustainable development
Section 5 - Delivering a sufficient supply of homes

Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

Policies 1, 2 and 3 of the South East Lincolnshire Local Plan (2019)

Involvement

Due to the scale of the proposed development we felt it was not necessary to consult local community groups.

Once initial concept designs/draft proposals had been agreed upon, South Holland District Council planning department were consulted through the pre application advice service (ref: PE-00243-19) The response was positive and therefore a more detailed indicative scheme was progressed with a view to submitting an outline planning application.

As part of the pre application process SHDC suggested various county council bodies would be consulted including the highways department.

Evaluation & Design

Taking into consideration all the information gathered in the site assessment & involvement stages the schemes design parameters began to take shape and the principle for development could now be further explored.

The sites positioning lends itself to residential development being adjacent to and surrounded by existing dwellings, and within the Defined Settlement Boundary of the village.
The proposed plots would amount to infill development on an oversized and underused area of land to the side & rear of 22 Quadring Road.

As described in the physical assessment the site already has good direct access to Quadring Road. Although only an outline application at this stage, an indicative layout should be designed showing how the site could potentially be developed providing suitable housing & parking facilities in line with local plan requirements. This would include off street parking/garaging with turning areas to allow occupiers to enter and leave the properties in a forward gear.

Immediate surrounding properties are a mix of both single and two storey. Therefore for the purposes of this application the indicative layout should be designed to show how the site could be acceptably maximised, providing much needed housing to the area.
The indicative proposals should also demonstrate that the existing surrounding properties will not have their residential amenity unacceptably affected by issues such as overlooking or overshadowing. This could be achieved primarily by proposing single storey dwellings along with generous amenity areas with boundary offsetting via the use of the parking & driveway areas.
A detailed landscaping scheme as part of the reserved matters application could also provide some screening to the new boundaries between properties if this was deemed necessary.

The sewage pumping station would also need to be considered within the scheme, the wet well of which usually requires a minimum 15m distance from any habitable buildings. As the actual wet well position is currently unknown, this distance should be taken from the pumping station boundary.

Use & Amount

The site is currently of a redundant residential use with a residential use being proposed. Although only an outline application establishing the principle of development, an indicative layout illustrates that the site could accommodate detached properties with associated garaging and/or parking & turning facilities

Scale

The footprint of the suggested dwellings on the indicative layout is that of typical sized 3 bedroom single storey detached dwellings
Although this is only indicatively demonstrating what the site could comfortably accommodate, the mass of the units would be in keeping with the neighbouring dwellings. The site positioning is such that the new dwellings would not be considered overbearing.

The indicative dwellings are thought to be of a suitable scale to both meet the needs of current & future residents while also allowing them to be designed at reserved matters stage in a way to contribute to the architectural & visible quality of the surroundings, therefore preserving the local character & appearance. As suggested in the pre application advice, due to the proximity of the Donington Conservation Area, the detailed design and materials of the reserved matters proposals would need to be of the highest quality.

Indicative Layout



The indicative layout has been designed to demonstrate that comfortable sized dwellings are possible within the well defined boundaries of the site, as well as how existing residential amenity and any possible access/ highways issues can be addressed to satisfy relevant planning policies.

The detached single storey dwellings have been positioned centrally within the site leaving sufficient separation distances from surrounding properties while providing ample amenity areas.
A new private driveway is proposed for the site positioned centrally within the land available off Quadring Road with sufficient visibility in both directions
The new site access & constraint of the pumping station separation distance affords an ideal opportunity to provide an attractively landscaped access & frontage to the site.
Alongside architecturally relevant house designs (all to be submitted at reserved matters stage) these possible design proposals would enhance the visual character and appearance of the surrounding area.

The new private drive along with dwelling positioning and parking arrangements will provide a minimum of 2 parking spaces for each of the new dwellings, with ample turning area to enable residents to enter and leave their properties in a forward gear.
The existing driveway & parking arrangement for No 22 will be retained.

Positioning within the site will allow equal and plentiful amenity space for the proposed new dwellings. As previously suggested the proposed new dwellings have been offset to provide acceptable separation distances from existing/neighbouring properties via both the use of the parking/driveway areas and by being positioned within the site to avoid any overlooking or overshadowing issues.

Access

There is good access to the site directly off Quadring Road with excellent visibility in both directions
The proposed new driveway is large enough to provide a minimum of 2 parking spaces for the new dwellings with ample turning area to enable residents to enter and leave their properties in a forward gear. No 22 will retain the existing driveway/parking arrangement.



There are main bus routes providing access to Boston, Spalding and beyond that regularly stop in the village. The nearest bus stop is situated directly opposite the site entrance

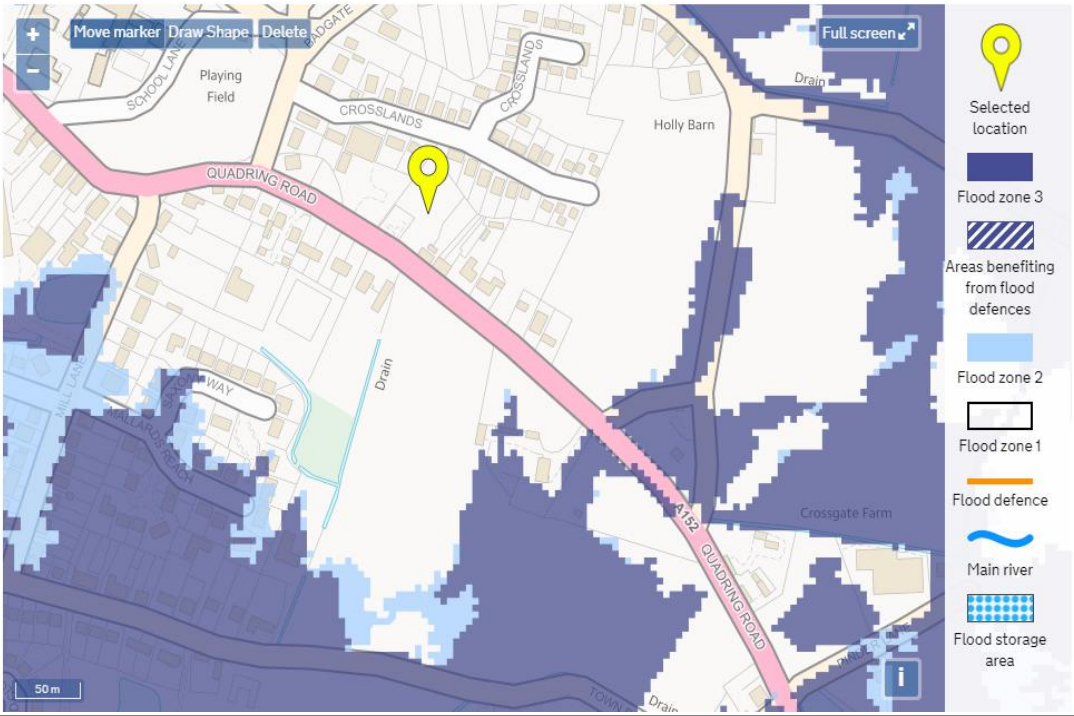
All approaches, access ramps, paving, entrances to the site & building will be in accordance with Approved Document M volume 1 – 2015

Parking Standards

A minimum of 2 spaces has been provided per dwelling along with turning facilities on the indicative layout submitted demonstrating the required local plan standards can be met.

Other Information

Flood Risk



The site is within Flood Zone 1 & therefore does not require a flood risk assessment

Reserved Matters

The application is for Outline Planning Permission to establish the principle of residential development for detached dwellings on a site measuring 0.19 Ha.
Although an indicative layout is included showing how the site could be developed, all matters are reserved for subsequent approval.
Therefore detailed matters beyond the requirements of this outline application regarding layout, scale, access, appearance and landscaping will be dealt with as part of a Reserved Matters application at a later date.

Planning Summary

The proposal is to establish the principle of residential development for detached dwellings on land within the Defined Settlement Boundary of Inset Map No 4 of the South East Lincolnshire Local Plan & is classed as a 'Main Service Centre'
The local plan paragraph 5.3.5 states;
'It is acknowledged that incremental growth in housing supply will also come about through infill and 'speculative' applications within the settlements identified in Policy 11' and 'Within the defined settlement boundaries there will be numerous opportunities for infill housing' followed by 'the positive tone of the Local Plan encourages such development provided that the material considerations of the Local Plan and particular sites can be met'

As the area has been recognised as a 'Main Service Centre' in the Local Plan, this must mean the authority consider the site sustainable.
In previous sections of this statement it has been proven that the proposal effectively amounts to sustainable residential infill development and therefore complies with the relevant planning policies

The recent planning applications for new housing, along with the number of extensions to properties in the area both set a clear precedent that the site is sustainable and the area is in need of growth to accommodate the needs of its residents.

Although an outline application, the dwellings will be designed to sit well within the street scene being respectful to & enhancing the local architectural vernacular and along with suitable landscaping will contribute to the visible quality of the surroundings, therefore preserving the local character & appearance of Donington. The architectural design and materials of the detailed proposals to be submitted at reserved matters stage would be of the highest quality to accord with the Donington Conservation Area.

As demonstrated on the indicative layout, the properties can be positioned within the site to allow plentiful amenity space and protect that of neighbouring properties with no overshadowing or overlooking. Also providing sufficient parking/turning areas for vehicles to enter & leave in a forward gear.

In line with the NPPF the proposal is believed to be sustainable development contributing;

- ***economically*** to the existing local businesses through increased expenditure & employment opportunities,
- ***socially*** by meeting the need for growth to accommodate current & future residents, future occupants contributing to the community & making use of the local services and facilities on offer as well as utilising the public transport routes to larger towns with their extra facilities
- ***environmentally*** through good design enhancing the local built environment, relating well with the existing residential settlement and not having an adverse effect on the character and appearance of the locality.