

DESIGN & ACCESS STATEMENT

Client: Mr Adrian Wright
Project: Proposed dwelling 14 Cross Street, Fleet, Spalding, Lincolnshire
Ref: 082202
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INTRODUCTION

This application is for full planning permission (self-build dwelling).

The site is currently part of the generous [half acre] grounds to no. 14 Cross Street. Both the bungalow and outbuilding are set well forward leaving a very large garden area to the south.

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, Inset Map No. 5.



No. 14 outbuilding to the north-east



No. 14 bungalow to the north-west



No. 14 bungalow to the north-west



Proposed area of site for new dwelling

USE

The proposed use is for 1 no. domestic dwelling.

AMOUNT

The existing grounds of no. 14 are approximately 0.21 ha (0.51 acres). This is considered a very generous garden for a 3 bedroom property. Furthermore, the existing street numbering (no. 14 & 18) is such that a further plot here (no.16) is anticipated.

The proposal is for 1 no. dwelling with 3 bedrooms (approx GIFA of 286.8 sq.m.) and an integral garage [with ancillary storage/plant space] (approx GIFA of 181.7 sq.m.). The application site area is approximately 0.09 ha (0.23 acre).

LAYOUT

The dwelling will be positioned to the eastern side of the site with driveway to the western side.

SCALE

There is a mix of scale along Cross Street. To the east there is a bungalow (no. 18). To the west is a chalet (Green Lodge). Across the road there is a mix of bungalows and houses.

The proposal for the dwelling is in keeping with the scale of the surrounding context.



Bungalow to east (no. 18)



Chalet to west (Green Lodge)



Houses opposite to north (no.s 9, 11 & 13)

LANDSCAPING

Soft landscaping will generally be laid to lawn.

Hard landscaping will comprise gravel for the driveway and paving slabs for footpaths.

A close boarded fence is proposed to separate the existing no. 14 bungalow from the application site.

APPEARANCE

The overall appearance is in keeping with the surrounding context, in particular to the chalet to the west.

ACCESS

The existing access point (between the no. 14 bungalow and the existing outbuilding) will be retained as the main point of entry, and widened to accommodate 2 parking spaces and pedestrian access to front door.

The no. 14 bungalow has its own existing separate driveway to the western side of the bungalow.

Cross Street is a quiet road with very little passing traffic. The nature of the road surface (gravel) means that vehicles generally travel relatively slowly (compared with a tarmac road). There is excellent visibility in all directions.



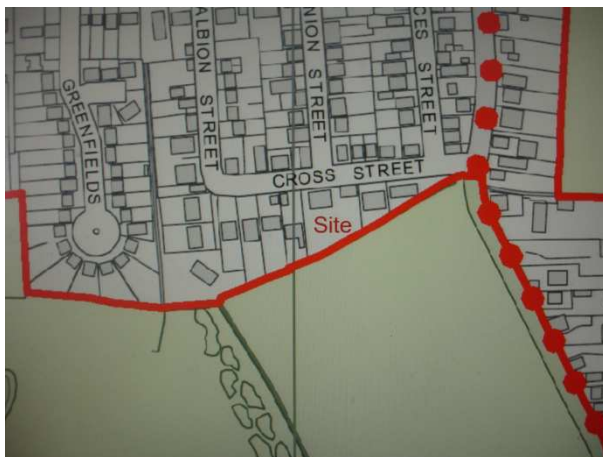
View east along Cross Street from driveway location



View west along Cross Street from driveway location

PLANNING

The South East Lincolnshire Local Plan 2011-36 identifies Holbeach as a 'Main Service Centre' with a defined settlement boundary.



South East Lincolnshire Local Plan, Inset Map No.5 (extract)

The following is a summary of planning undertaken by the applicant:

- H05-1163-22 (approved) [relating to existing bungalow]
- H05-0294-23 (refused) and appealed [relating to a new dwelling]
- PE-00318-24 pre-app advice [relating to a new dwelling]

PE-00049-25 pre-app advice [relating to a new dwelling]

It is considered that this application has addressed the principal reasons that lead to or would lead to refusal. In summary:

Shape of application site changed from 'L' shape to rectangle to better reflect adjacent plots.

Scale and form reflects that of a single storey dwelling with room-in-the roof accommodation.

The rear wall line of the proposed dwelling is significantly further northwards reducing any impact on existing dwelling to east.

CONCLUSION

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, Inset Map No. 5.

The site is generous [quarter of an acre] and can comfortably accommodate the proposed dwelling in a way which is in keeping with the immediate context and respects neighbouring properties.