

PROPOSED RESIDENTIAL DEVELOPMENT
OUTLINE PLANNING APPLICATION FOR DETACHED DWELLING
adj to Ashtree Lodge Lambert Bank
Holbeach Drove PE12 0PR

By

Mr. & Mrs. J.V. Ling



DESIGN & ACCESS STATEMENT

PROPOSAL

Outline Planning Approval is sought from the Local Planning Authority for Residential Development comprising a single detached dwelling on land adjacent to 'Ashtree Lodge', Lambert Bank, Holbeach Drove.

The proposal has been subject to pre-application consultation with the Authority and the site is owned by the Applicants, who reside at 'Ashtree Lodge'. The Applicants also own adjoining horticultural and paddock land to the rear of the application site.

The application is accompanied by an indicative site layout to demonstrate a suitable scale and design of dwelling and garden that could be built on the site.

THE SITE

The application site is located off Lambert Bank which is a single track cul de sac on the eastern periphery of Holbeach Drove. The site previously formed part of the nursery business operated by the applicants and had various portable storage buildings which have since been relocated to leave a clear site. The one remaining building is also to be dismantled and relocated elsewhere.

The frontage onto Lambert Bank is currently defined between two mature ash trees and an area of hardstanding provides a 'pull in' forecourt area to the site.

The southern boundary is defined by a conifer hedgerow and the northern boundary to Ashtree Lodge is currently open aspect, as will be the rear (south-eastern) boundary when the building is removed.

The intention is to erect a screen fence to these boundaries.

To the far side of Lambert Bank is the Lambert Drain which is maintained by South Holland I.D.B. and has the protection of bylaws. This application has no impact on this significant watercourse.



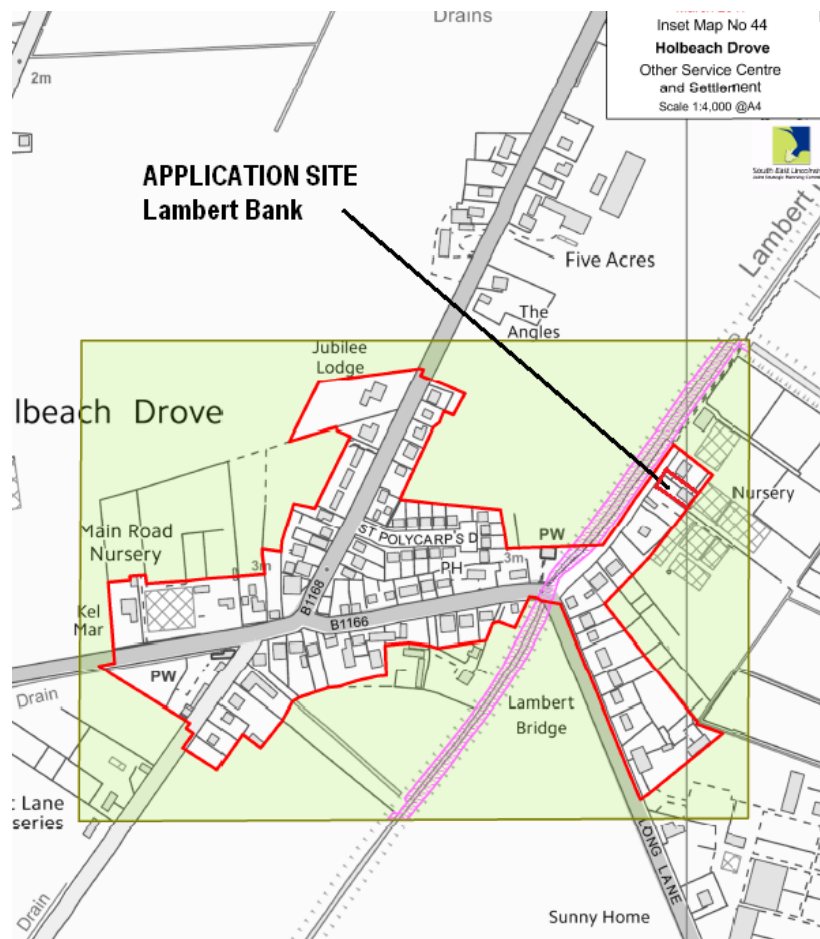
Looking south-west along Lambert Bank – proposal site is first opening on left

THE APPLICATION

Although an Outline Application, it is considered appropriate to provide supplementary information to inform the LPA of the suitability of the application site to accommodate a single dwelling, and that the character and setting will be compatible with the area and not present any negative impact on neighbouring properties.

A previous Outline Planning Application H05-0819-14 for a dwelling on this site was actually refused by the LPA 2nd December 2014. The reasons for refusal were that the site was considered contrary to Policy at that time – Holbeach Drove was classified as a ‘rural settlement’ South Holland Local Plan 2006. Also it was considered that Lambert Bank was considered unsuitable for access to the proposed dwelling

The SE Lincs Local Plan 2011-2036 is now at an advanced stage and Holbeach Drove is now classified as ‘Other Service Centres & Settlements’. This provides the potential for limited development within its settlement boundary that supports the role as a service centre. The character, appearance and form of that development should be in keeping with the locality and it is generally envisaged that it will be frontage development reflecting the linear form of many of the smaller settlements. It is now therefore considered that the application satisfies the emerging Local Planning Policy and the relevant paragraphs in the NPPF 2012.



Extract from SE Lincs Local Plan Settlement Map – Holbeach Drove

THE APPLICATION cont/...

Following the refused application in 2014 the apparent issue of highways access was taken up with LCC Highways resulting in a site visit to fully appreciate the physical characteristics of Lambert Bank.

It was recognised at the site meeting that the highway was in fact capable of accommodating the movements associated with an additional dwelling.

Although a typically narrow fen lane, it is a no through road terminating just beyond the application site.

There are few properties and business premises (horticultural) that are served by this road and there are several sections along the length of this straight road for vehicles to pass or temporarily park clear of the highway.

It is therefore considered that this previously stated reason for refusal is not sustainable.

TECHNICAL CONSIDERATIONS

FLOOD RISK

As the site is located in Flood Zone 1 there is no requirement for Flood Risk Assessment

HIGHWAYS

This element has been referred to earlier in this statement and it is considered that the proposed dwelling can be satisfactorily served by the existing highway. The frontage to the application site is open and has previously been used by commercial vehicles to access the former horticultural premises. This frontage will enable delivery vehicles to park clear of the roadway etc. as well as provide good access to the proposed dwelling.

The plot itself is of ample size to accommodate garaging, visitor parking and turning area as indicated on the illustrative site layout submitted with the application.

Drainage

Foul Drainage to the single dwelling will be dealt with by means of a package treatment plant located in the rear garden of the property. The treated discharge from this unit can either be by means of soakaway system or alternatively to the adjacent private open drain to the rear of the site. Details would be confirmed at Reserved Matters stage

Surface water drainage will be by means of permeable driveway construction, which could be in the form of washed gravel or permeable paving, within the plot. Given the proportion of hardstanding and building that presently cover the site there will actually be an increase in permeable area to the site.

Roof water from any proposed buildings will be directed to suitably located proprietary soakaways at recommended distance from any buildings - sizing of soakaways to be determined by appropriate soil permeability test.

CONCLUSION

This represents a very straightforward application to establish that the application site can, subject to subsequent details, be developed to provide a single residential dwelling on a good sized infill plot positioned within the Settlement Boundary that has been identified in the emerging SE Lincs Local Plan.

The circumstances relating to the site have changed since the refusal of Planning in 2014 in Planning Policy terms and also the highways 'issues' raised at that time have been investigated by actual site meeting with LCC Highways and it is not now considered that those issues were justified in proportion to the proposed development.

The indicative layout clearly demonstrates that the site will accommodate a satisfactory sized dwelling and related garaging, garden etc and be in keeping with the local frontage development character. We therefore look forward to the earliest processing and approval of the application in order that the required details can be progressed with confidence.