SWANN EDWARDS ARCHITECTURE

DESIGN AND ACCESS STATEMENT

CONSTRUCTION OF A CHALET BUNGALOW WITH ATTACHED GARAGE INVOLVING DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS

AT

84 NORTH ROAD
GEDNEY HILL
SPALDING
PE12 0NS

FOR

COUNTY BUILDERS CONSTRUCTION LTD

Job No. SE-1839 **January 2023**

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1.0 INTRODUCTION

This statement supports the full planning application for the erection of a chalet bungalow with attached garage involving the demolition of existing bungalow and associated outbuildings. The application site is located at 84 North Road, Gedney Hill.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The site is located on the eastern side of North Road, approximately 600m north east of Gedney Hill Church of England Primary School. There is a detached house to the immediate north east of the site and a detached bungalow to the immediate south west. The site is occupied by a detached bungalow with two detached single garages and a greenhouse. Although being positioned within a continuous built up frontage of residential development, the site lies outside of the defined settlement boundary for Gedney Hill.

The site is within Flood Zone 3 of the Environment Agency mapping.



Figure 1: Aerial photograph

2.2 PLANNING HISTORY

H07-0818-22 – Demolition of existing bungalow & outbuildings & erection of chalet bungalow – Refused – 15-08-22.

2.3 PROPOSAL

Full planning permission is sought for the erection of a chalet bungalow involving the demolition of the existing bungalow and outbuildings on site. The chalet will comprise of living/dining/kitchen etc accommodation on the ground floor with 4 bedrooms on the first-floor. It will also include an attached double garage. The habitable footprint of the dwelling equates to 103.5sqm.

Access will be via the existing access point from along the North Road frontage and a large area for parking and turning will be available to the front of the site. A large garden will be located to the rear and this will be made private by means of the existing 1.8m high close boarded fencing and the existing hedging which is located along the front and southern boundaries.

As part of the proposal the existing dwelling, garages and green house will be demolished. The new dwelling will be positioned on the footprint of the existing bungalow.

The dwelling has been designed to be of exceptional quality, utilising high grade materials and achieving an A rating within the dwelling's energy efficiency. As such, this would oblige by section 6 of policy 22 and would be reason to establish a principle for the proposal.

2.4 PRINCIPLE

The site is located outside of the defined settlement boundary for Gedney Hill and is therefore in a countryside location for planning policy purposes. The application is for the erection of a replacement dwelling within the country side where Policy 22 of the South Lincs Local Plan (2019)(Local Plan) applies.

Policy 22 states the following:

Proposals for the erection of replacement dwellings outside defined settlement boundaries will be permitted provided that:

1. *The residential use of the building to be replaced (the original building) has not been abandoned;*
2. *The original building is permanent, has not become derelict and is not the result of a temporary permission;*
3. *The original building is not of architectural or historic merit and is not capable of repair;*
4. *The replacement is of a high standard in terms of architectural detailing and materials of construction;*
5. *The replacement building is positioned on a similar footprint to the original building unless it can be demonstrated that the re-positioning would have beneficial impacts such as improving the character and appearance of the site and its locality; and*
6. *The replacement building does not exceed the floor area of the original dwelling by more than 40%, unless the development is of exceptional quality or innovative in nature in terms of its design, use of materials and levels of energy efficiency.*

The original building is still a functioning permanent dwellinghouse and has not been abandoned. It has of no architectural or historic merit, neither are the associated garages or green house. The proposed replacement is of a high quality design and construction which will add to the qualities and visual amenities of the area. The new dwelling will be on a similar footprint as the original dwelling.

The dwelling has been designed to be of exceptional quality, utilising high grade materials and achieving an A rating within the dwelling's energy efficiency. As such, this would oblige by section 6 of policy 22 and would be reason to establish a principle for the proposal.

The existing dwelling has a floor area of 69sqm and the habitable footprint of the new dwelling will be 103.5sqm. The footprint of the new dwelling will be approximately 7sqm larger than the 40% increase allowed for under Policy 22. However, it is proposed that the new dwelling will be built using sustainable construction techniques which go over and above the energy efficiency requirements of the Building Regulations. In addition will be of a significantly higher quality in terms of design and construction than the original dwelling, which is supported by the relevant parts of the NPPF. The proposal includes a first floor which will provide a safe sleeping space and a place of refuge in the event of flooding. As this is a requirement for flood risk purposes and is a feature which is not present in the existing building, it presents a significant benefit in terms of improving the current situation by addressing climate change. The proposal therefore complies with part 6 of Policy 22, and the principle of the development is therefore acceptable.

2.5 FLOOD RISK

Section 14 of the NPPF requires a sequential approach to flooding by placing new development on land which is at lowest risk in the first instance before land at higher risk is released. This is known as the Sequential Test. The application site is located within Flood Zone 3 of the Environment Agency Flood Maps for Planning and is therefore on land at highest risk of flooding. However, the proposal is for a replacement dwelling and as such there are no other alternative sites available.

Upon passing the Sequential Test the Exception Test is applicable. This requires that a) the proposal presents a community benefit which outweighs flood risk and b) is safe from flooding without increasing the risk of flooding elsewhere.

The proposal will present a significant community benefit as it will provide an energy efficient dwelling with a place of refuge in the event of flooding. It will therefore improve the quality of the housing stock in this location. The application is accompanied by a flood risk assessment which demonstrates that the site is technically safe from flooding. The proposal therefore passes both parts of the Exception Test.

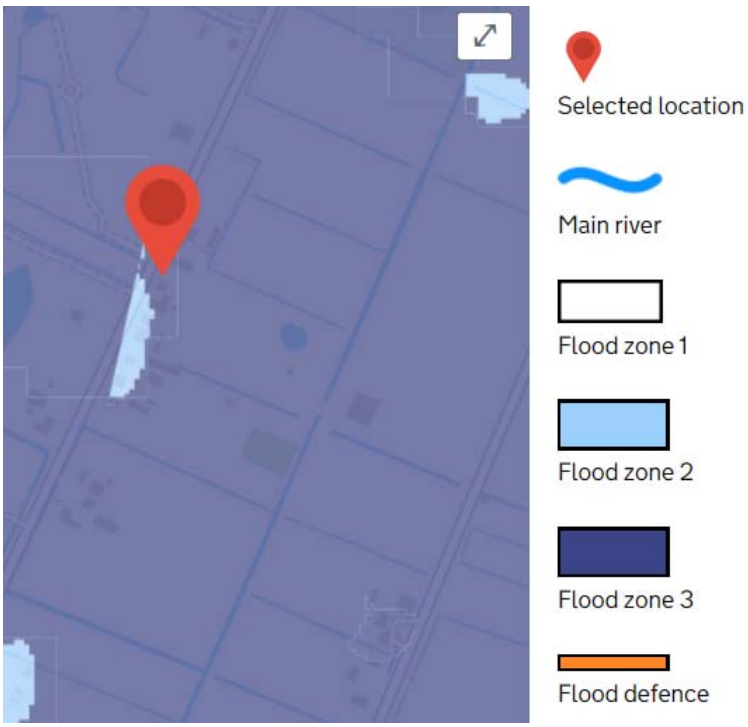


Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE & AMOUNT

The proposal is for a chalet bungalow within a residential location albeit outside of the defined settlement boundary. The use is appropriate given the context of Policy 22 and that the site is surrounded by existing dwellings.

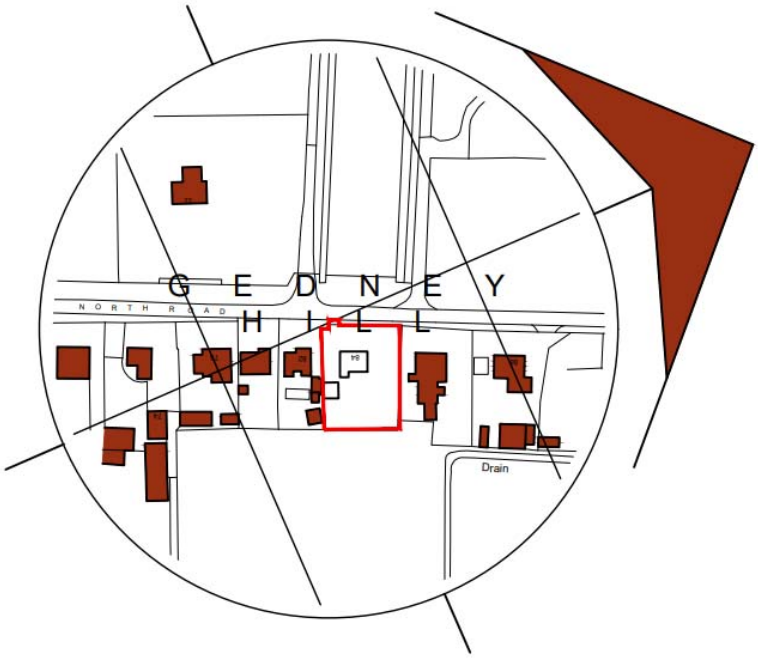


Figure 3: Location Plan

3.2 LAYOUT, SCALE AND APPEARANCE

The proposal is positioned on the footprint of the original dwelling. It is a 1.5-storey dwelling which will form a good transition between the existing bungalow to the south and the full height 2-storey dwelling to the north. The proposal will be of a high quality design, both in terms of its appearance and construction. The scale of the dwelling and position of first floor windows are such that no harmful overlooking or overshadowing of neighbouring amenity space will occur.

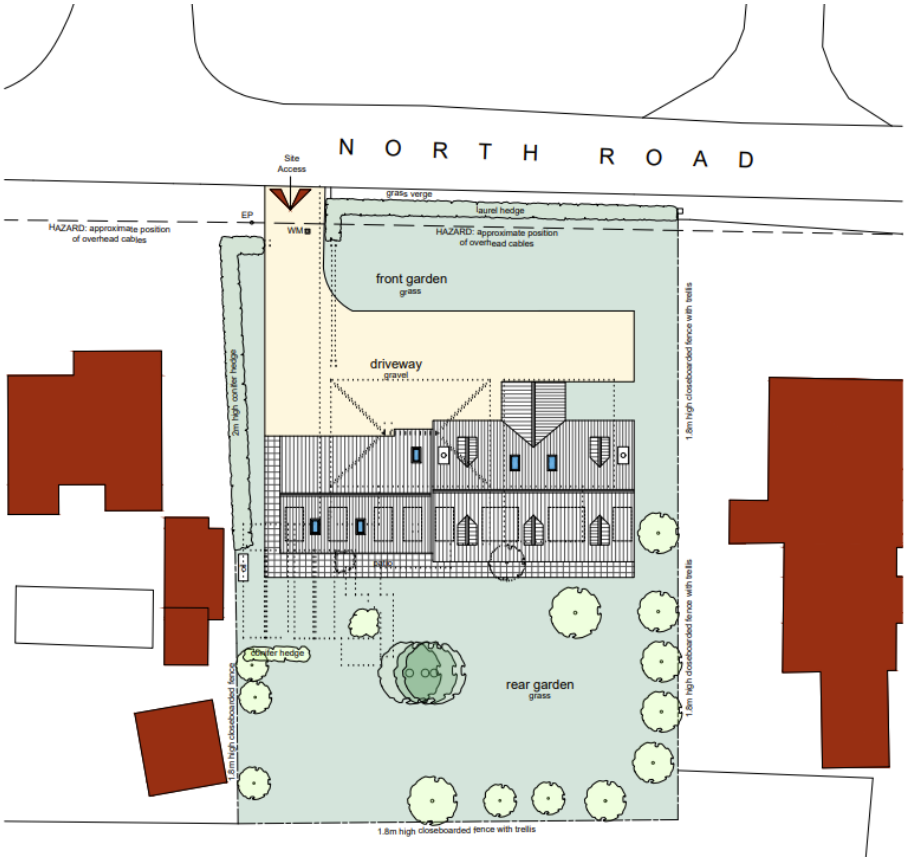


Figure 4: Site Plan

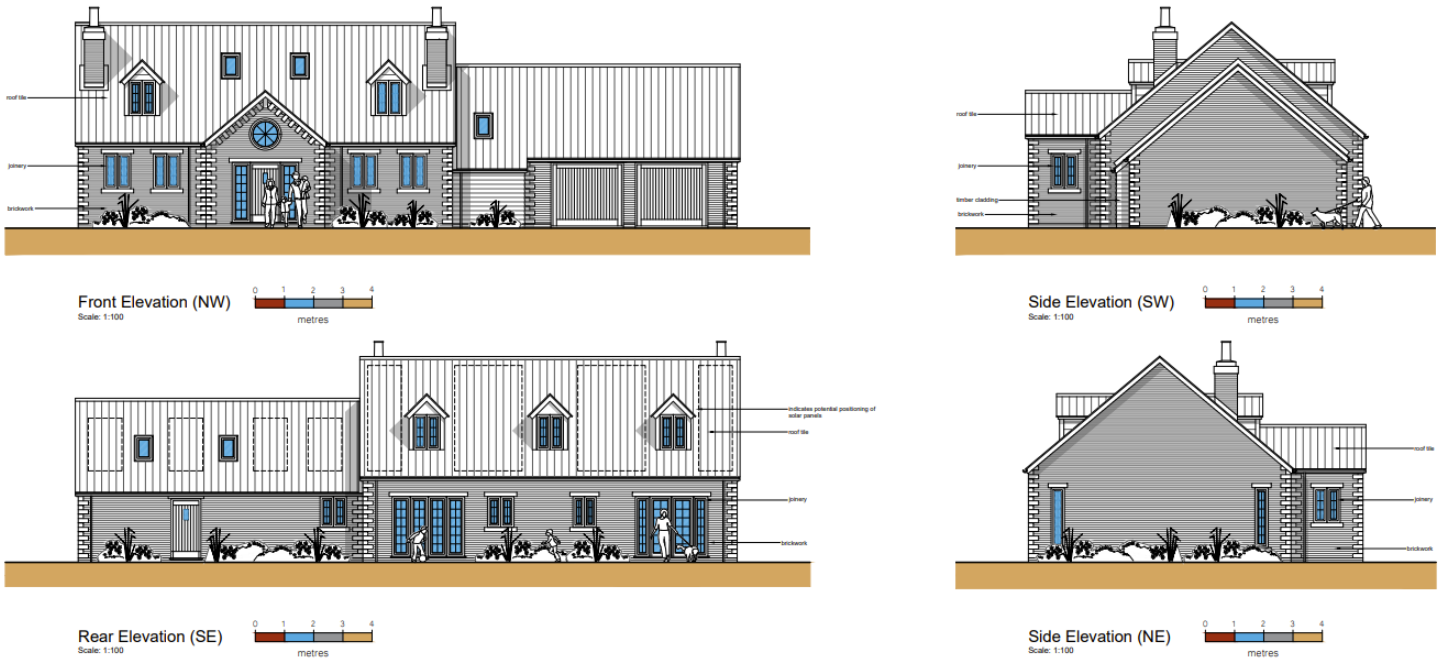


Figure 5: Proposed elevations

3.3 LANDSCAPING

The existing hedging on the site boundaries will remain as part of the development and there is ample opportunity within the site to provide additional landscaping to enhance the character and visual appearance of the scheme.

4.0 ACCESS

4.1 CAR PARKING AND ACCESS

Access to the site will be via the existing access point which is off North Road. There is ample space on site for parking and turning in order that vehicles can enter and exit the site in forward gear.