



Planning, Design and Access Statement

Construction of detached dwelling and garage,
with access and associated works
(amended design)

Land at Capontoft
Cheal Road
Gosberton Cheal
Spalding
Lincolnshire
PE11 4JQ

On the behalf of
Mr and Mrs Garner

April 2020
Reference: 18648-R04 v1

[townplanning.services](https://www.townplanning.services)

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1. Introduction

- 1.1. The following planning, design and access statement has been prepared in support of a planning application seeking the construction of a detached dwelling and double garage on land at Capontoft, Cheal Road, Gosberton.
- 1.2. Planning permission was granted for the construction of a new detached dwelling and double garage on the 26th April 2019, under planning permission reference H08—142-19. The permission has not yet been implemented but remains extant until April 2022. The principle of a detached dwelling on the plot has been established.
- 1.3. Our clients have reviewed their requirements over the intervening period and wish to vary the approved plans with a new house design. The description of the development is the same, but the layout of the house has been changed to meet my client's specific requirements. This in turn has changed the external appearance, albeit, the proposed design is similar in overall style and character.
- 1.4. The position of the house on the plot has also been varied to move the building further back into the site. The site frontage has several mature tall trees, which our clients wish to retain, however these cast shadows across the site and would at certain times of the year shade the proposed new dwelling. Setting the house back within the plot will avoid this issue.
- 1.5. This application seeks to amend the design established by the previous planning permission (H08-01492-19) but maintains the same principles of a high-quality, bespoke, oak framed house with sustainable features throughout the construction. The new design would replace the original permission.

2. Site Location

- 2.1. The application site is located within the hamlet of Gosberton Cheal, to the south west of the village of Gosberton, broadly equidistant from the towns of Spalding to the south and Boston to the north.

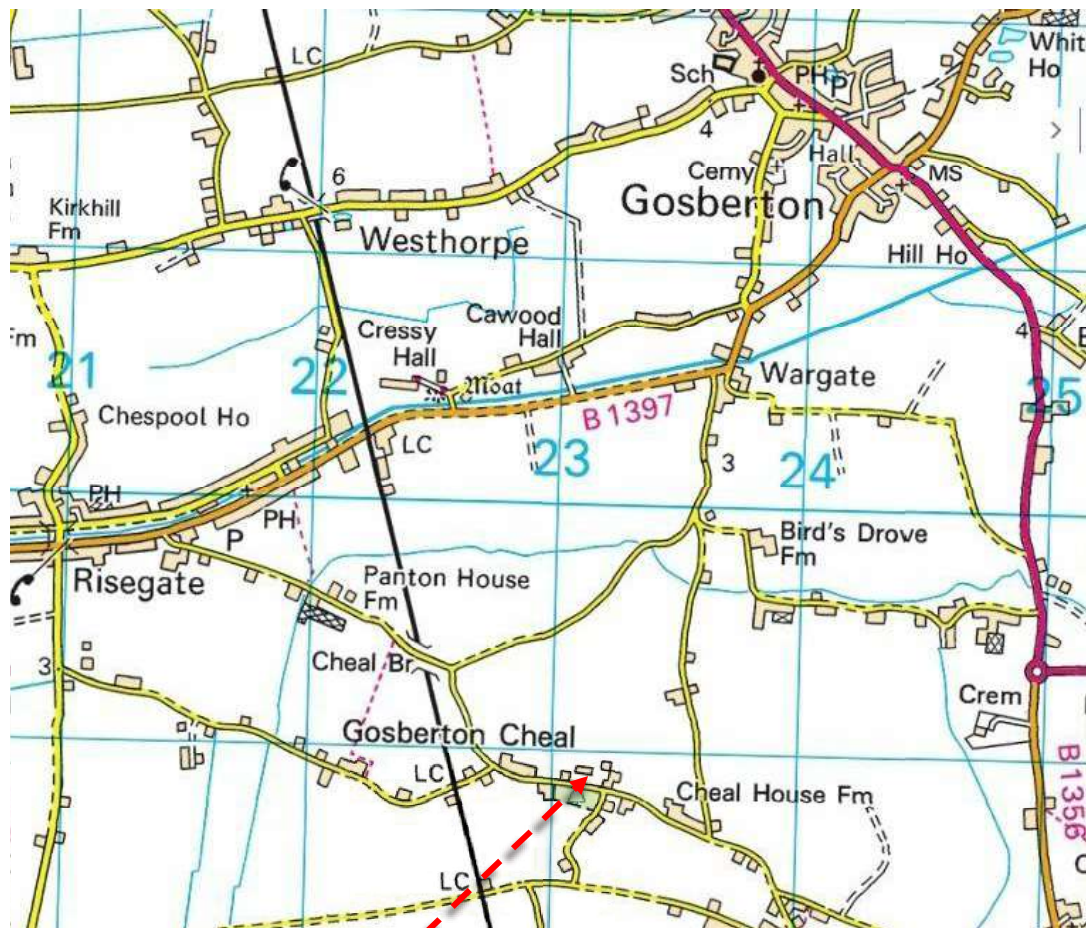


Figure 1: Site location plan

- 2.2. The nearest village is Gosberton Clough and Risegate, a short distance to the north of the site, where there is a primary school, a choice of pubs, various businesses and a small church.
- 2.3. The application site is part of the garden area to the side of Capontoft. It is broadly rectangular with mature trees and hedgerows forming boundaries to the east, south and part of the west side of the plot. The proposed dwelling would be situated adjacent to existing dwellings, with the existing house Capontoft to one side and the neighbouring property Ebenezer House to the other. A further property, Fen Cottage is located opposite the site, heavily screened by trees and landscaping.

- 2.4. The neighbouring properties are set centrally within their plots and are well screened by existing hedges and trees. The site is slightly elevated compared to the land to the north, albeit the general characteristic of the surrounding area is a flat landscape.
- 2.5. Access to the site is via an existing gateway onto Cheal Road, situated in the south west corner of the site. There are no public footpaths that cross or border the application site.
- 2.6. Searches using the Historic England mapping have revealed no listed buildings or heritage assets either on the application site or in the vicinity.

3. Flood Risk

- 3.1. Large parts of South Holland District are within designated flood areas, primarily because of the land being very low lying with limited elevation change. The Environment Agency Flood Risk Mapping designates part of the application site as Flood Zone 3. However, the location of the proposed dwelling is within Flood Zone 1.
- 3.2. Nevertheless, as part of the application site is designated within Flood Zone 3, we have considered the requirements of the NPPF.
- 3.3. The NPPF advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere (para. 155).
- 3.4. The sequential test and if necessary, the exception test should be applied when making decisions on the location of development.
- 3.5. Paragraph 158 describes the sequential test and states that:

“The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential test should be used in areas known to be at risk now or in the future from any form of flooding.”

- 3.6. The Framework continues to state at Paragraph 159 that:

“If it is not possible for the development to be located in zones with a lower risk of flooding (taking account of wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the flood risk vulnerability classification set out in National Planning Guidance.”

- 3.7. For the exception test to be passed, paragraph 160 informs that:

“The development must provide wider sustainability benefits to the community that outweigh the flood risk; and

The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible will reduce flood risk overall."

- 3.8. Both elements of the test will have to be passed for development to be allocated or permitted.
- 3.9. The determination of planning applications is covered by Paragraph 163, which advises Local Planning Authorities that they should:
- "...ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁵⁰. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
 - b) the development is appropriately flood resistant and resilient;*
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
 - d) any residual risk can be safely managed; and*
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan."*
- 3.10. The National Planning Practice Guidance describes the detailed application of the sequential test. Residential uses are classified as 'more vulnerable' and can be acceptable within Flood Zone 3a subject to the application of the sequential test and exceptions test.
- 3.11. The South East Lincolnshire Strategic Flood Risk Assessment was published in March 2017. Reference to this document is the starting point for applying the sequential test.
- 3.12. The document includes mapping that assesses the present-day flood hazards and flood risk across South Holland District, projecting this forward to 2115 making allowance for climate change.
- 3.13. It is evident that the application site is not classified as being at risk of flooding in either the present-day scenario or the 2115 projection. This is based upon the more detailed model analysis included within the SFRA compared to the Environment Agency information.
- 3.14. As such it is not necessary to undertake a sequential test of alternative sites that have a lower risk of flooding, as the application site already sits within the lowest risk category.

- 3.15. Extracts from the SFRA Flood Hazard map (Figure 2) and Flood Depth map (Figure 3) at 2115 have been included to confirm the site is undesignated. This confirms that the application site is not at risk from flooding.



Figure 2: South East Lincolnshire Strategic Flood Risk Assessment Flood Hazzard mapping year 2115

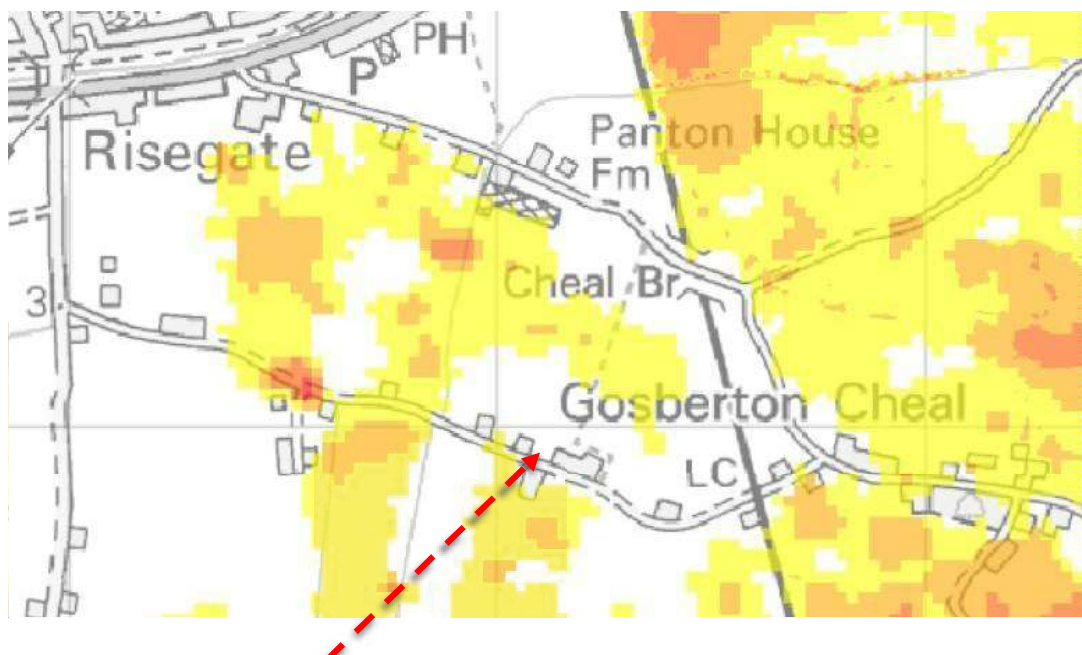


Figure 3: South East Lincolnshire Strategic Flood Risk Assessment Flood Depth mapping year 2115

- 3.16. The sequential test has therefore been passed and the location is acceptable in flood risk terms.

4. The Proposed Development

- 4.1. The application site is located on the northern side of Cheal Road, within the hamlet of Gosberton Cheal. The proposed dwelling sits on an infill plot between Capontoft and Ebenezer House.

Use

- 4.2. The use of the site for a detached residential dwelling has been established by the granting of planning permission in April 2019, under planning permission reference H08—142-19. The permission has not yet been implemented but remains extant until April 2022.
- 4.3. This application seeks to amend the approved house design and position of the dwelling within the plot. The same red line boundary has been used. The style and character of the house remains very similar to the approved scheme and would use an oak frame, traditional style materials and would be highly sustainable.

Layout and Scale

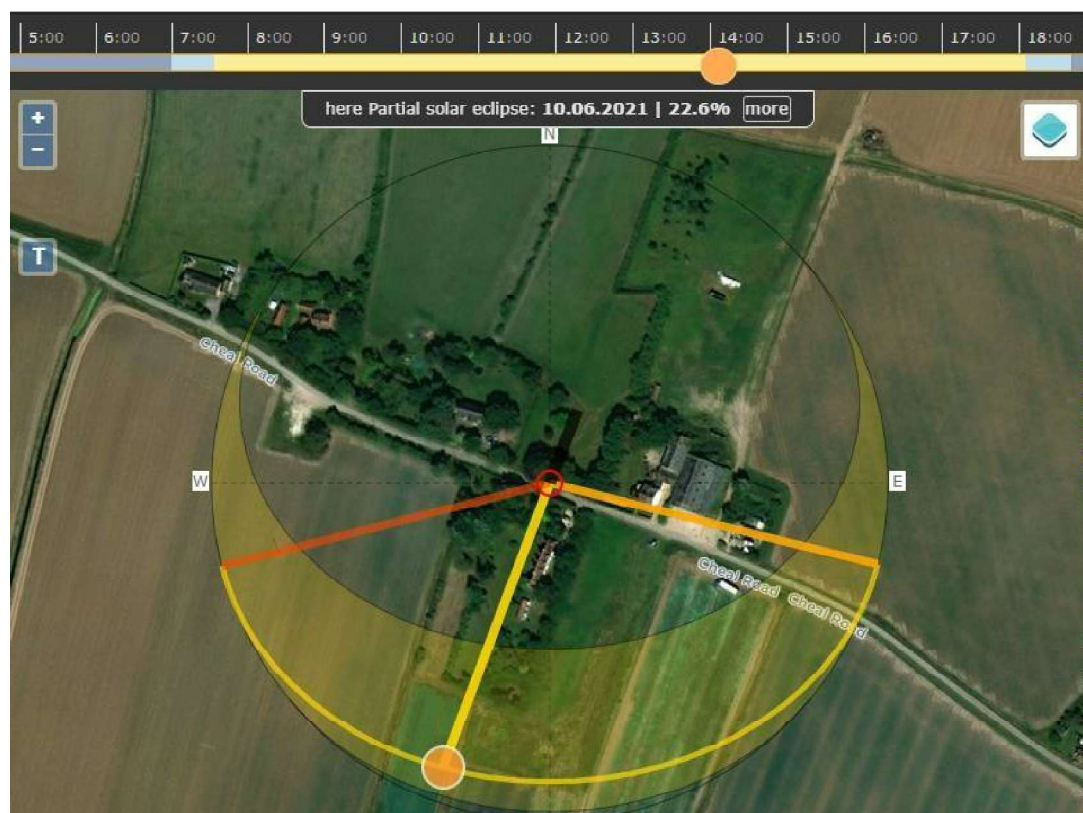


Figure 4: Sunlight and shading calculation (SunCalc.org)

- 4.4. The application site is a rectangular plot forming part of the garden area of Capontoft. The new dwelling would be centrally positioned within the width of the plot but set further back than the approved dwelling, to avoid shading issues caused by the mature trees on the site frontage.
- 4.5. This has been highlighted by the image on the preceding page, which shows the typical sun path around the site for the 16th October. The black line within the site represents the shading cast by an object 20 metres high on the site boundary, namely the mature trees which would still be in leaf at that time and would cast a shadow of approximately 41 metres into the site at 14.00 hours.
- 4.6. Accordingly, the house has been set further back into the plot to site beyond the shaded area and maximise the potential for natural light and solar heating gains.

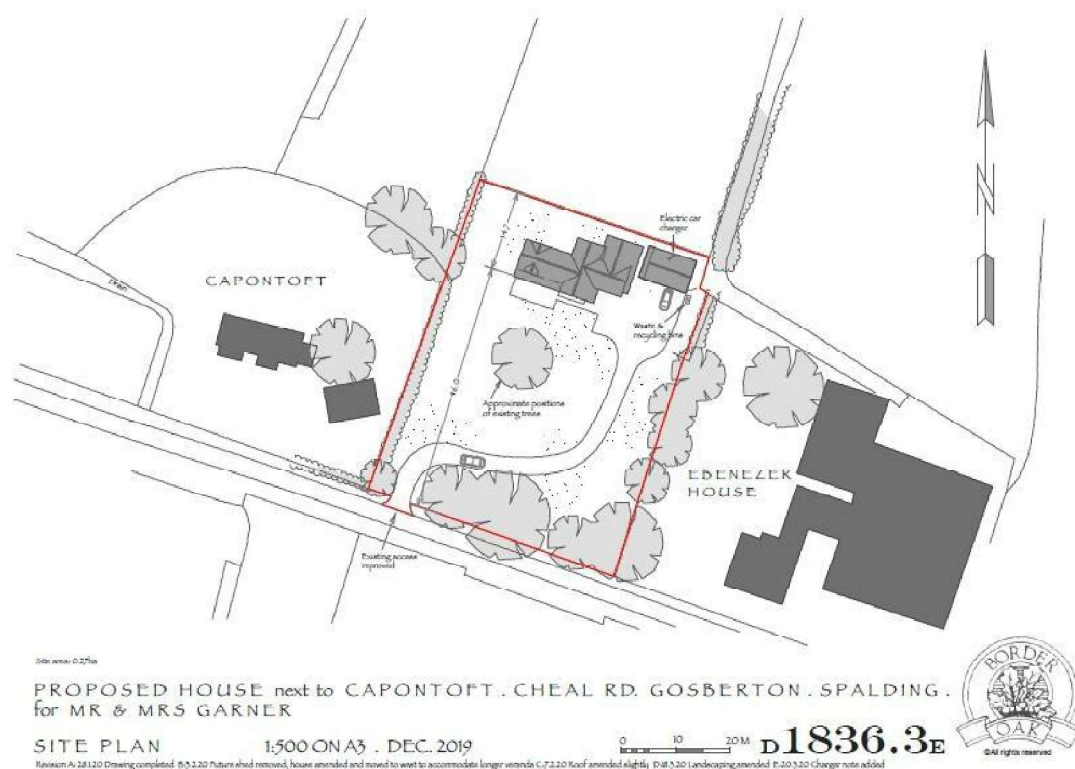


Figure 5: Proposed Site Layout

- 4.7. The existing access would be used, with a gravel driveway running to a detached garage adjacent to the boundary. The garage has been handed to the eastern side of the site and the alignment of the driveway altered to sweep around the plot.
- 4.8. The separation distances and landscape screening to the boundaries would be retained and give a sense of seclusion and privacy, protecting the amenity of neighbours and my clients occupying the new house.

- 4.9. In terms of scale, the revised house would be very similar to the approved dwelling, maintaining the 1 ½ storey design with three bedrooms incorporated into the roof space. The dwelling footprint has been altered to make the house wider but less deep than before, taking greater advantage of the rural views to the rear than the approved design, which was very much focused on a single aspect, rather than a dual aspect.

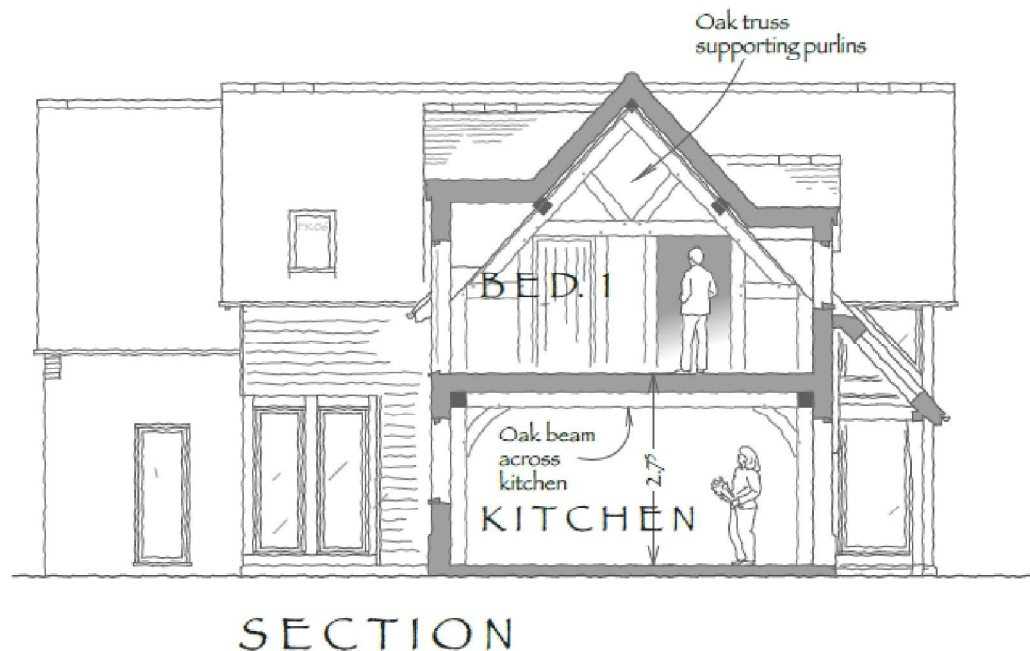


Figure 6: Section through kitchen and bedroom

- 4.10. The layout of the house has been changed to move the entrance and hallway to the centre of the front elevation, rather than to the side. To the left is an open plan kitchen and dining area, by-fold doors on the southern elevation allow plenty of light and allow for heat management on hot days. A veranda provides shade during the summer months when the sun is at a higher zenith.
- 4.11. Moving from the hallway to the rear is an open plan staircase and lounge. To the right of the hallway is a utility room, boot room and downstairs bathroom and shower, serving an adjacent snug, which can be used as a downstairs bedroom, ideally suited should it be necessary to adopt single floor living in the future. The design would meet lifetime homes standards and can be readily adapted should requirements or mobility change.
- 4.12. On the first floor are three bedrooms, the master bedroom with an ensuite shower and dressing room. A family bathroom with shower is accessed via a landing.

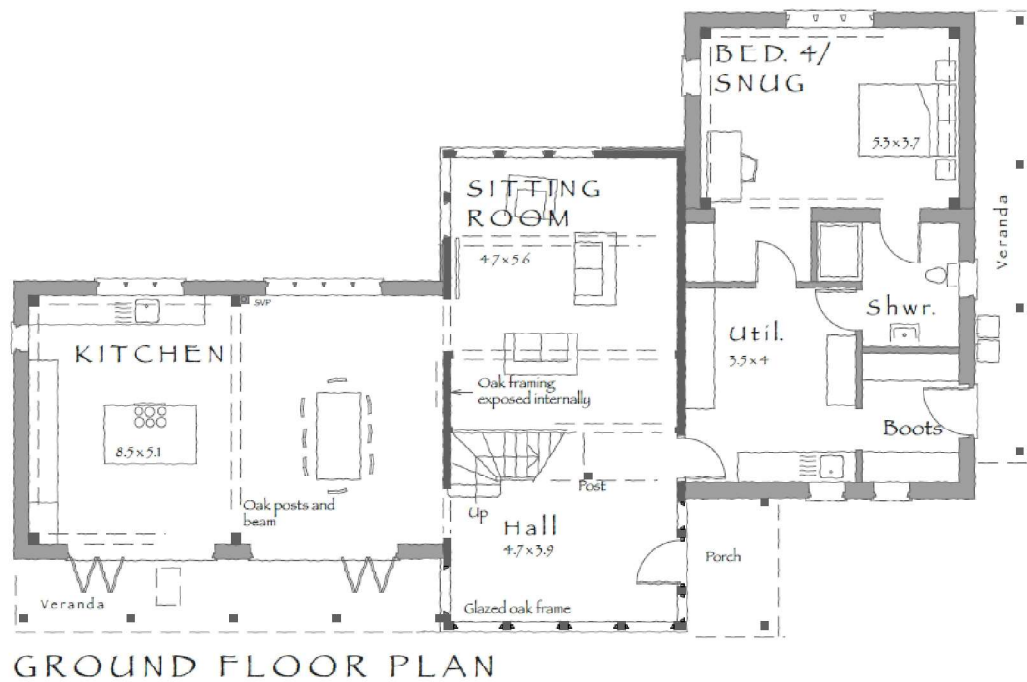


Figure 7: Ground Floor Layout

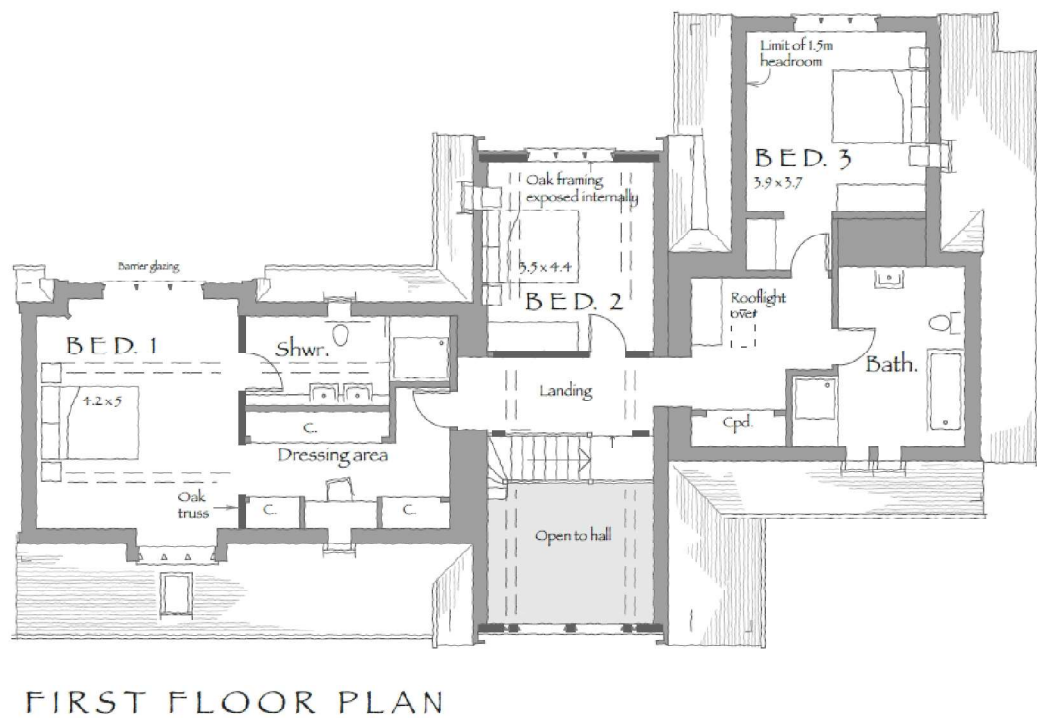


Figure 8: First Floor Plan

Design

- 4.13. The house is designed around the engineered oak frame and makes a prominent feature of the traditional timber construction techniques.
- 4.14. The proposed house refers to local design cues, with a heritage style brick ground floor and weatherboard cladding to the upper floor. The roof would be covered with clay or replica clay tiles. The design incorporates fine detailing of the timber joints and supporting frames and provides accommodation entirely suited to modern living, whilst referencing traditional design cues.



Figure 9: South Elevation

- 4.15. Whilst the design of the house has changed compared to the approved scheme, there are recognisable elements carried over, such as the glazed southern elevation and multi-faceted pitched roofs and tiled roofs overhanging the veranda.
- 4.16. The main reason driving the re-design has been to better integrate the rural views to the rear of the property and make the house function more effectively with more rooms being dual aspect.
- 4.17. The approved design was taken from an existing building to expedite the submission of a planning application, whereas this design is the result of detailed discussions and reviews between our clients and the oak framing contractors.

Access

- 4.18. The proposed dwelling would be accessed via an existing gateway onto Cheal Road. A short distance of hard-surfaced entrance would be constructed to the road, where there is good visibility in both directions.
- 4.19. Within the site, the driveway and parking area would be a permeable gravel material to limit surface water run-off and allow rainwater to percolate into the substrate.

- 4.20. The garage has been moved to the eastern side of the property, closest to the boot room and utility room within the house. The driveway now sweeps across the front of the plot and leads up to the driveway making the entrance to the house more of a feature.
- 4.21. Ample parking is provided for 3 or more cars and a turning space allows them to enter and exit the site in forward gear. The design of the garage has been amended to incorporate a plant room and cycle store adjacent to the two parking bays and also a lean to log store to the side of the building. An electric vehicle charging point is to be included within the garage.
- 4.22. There are no public footpaths crossing the application site or along the boundaries.

Landscaping

- 4.23. There are mature trees and a hedgerow along the roadside frontage and along each side of the site. The land to the rear of the site is also enclosed by mature hedgerows.
- 4.24. At present the site is covered by grass lawns, which the owners maintain on a regular basis to keep the grass short.
- 4.25. Following the development, the house and driveway will be landscaped to create additional planting areas and a landscaped setting for the new house. Additional tree planting and hedgerow boundaries will also be created.
- 4.26. Opportunities to encourage birds and wildlife into the garden will be incorporated to give an improvement in biodiversity compared to the relatively limited existing situation.

Sustainability and Construction

- 4.27. The house would be constructed to very high standards, using a factory produced oak frame fully engineered and fitted off-site, before being delivered to site for re-assembly. The process is extremely efficient, reducing construction time and creating less disruption.
- 4.28. The frame is insulated with structural insulated panels (SIP's), which are large pre-formed and insulated panels that include the window and door openings already in place. These are also constructed off site and are much faster to install compared to traditional 'wet' building techniques using blockwork.
- 4.29. The structure is sealed with a membrane before external surface treatments are then applied, in this case a heritage style facing brick, timber weatherboarding and clay tiles.
- 4.30. The resultant structure performs extremely well in air tightness testing, far more than building regulation requirements. The amount of heating required is much lower as a result, reducing the operational carbon footprint of the dwelling.

- 4.31. The house has been designed to take advantage of natural light, with large glazed windows, particularly on the south facing elevations, which will benefit most from solar gain heating during the winter months when the sun's zenith is lower.
- 4.32. The owners are committed to reducing the operational carbon footprint and resource use for the new house, and intend to install a range of measures designed to minimise heating requirements, energy use and water consumption, including:
- Installation of solar panels on the roof of the garage.
 - Electric vehicle charging point.
 - Installation of a ground source heat pump utilising the large area of land to the rear of the house.
 - Green oak - natural, carbon store, low embodied energy, non-toxic, renewable, long lasting
 - Fabric first approach - sustainable by design from the very beginning
 - Passive solar design - maximising the benefits of natural light
 - High levels of insulation.
 - High-quality double-glazed door and window units.
 - Efficient underfloor heating system with zoned controls to adjust temperature according to living space requirements.
 - Low energy use LED lighting installed in every room.
 - Smart thermostat controls for the heating to monitor external temperature and building occupation.
 - Installing a package treatment plant to treat waste on site and place minimal burden on external resources.
 - Rainwater harvesting for garden irrigation.
 - The use of recycled or natural materials within the build where possible, such as wool or recycled insulation and timber from accredited sustainable sources.
- 4.33. These factors demonstrate a low carbon approach to the entire construction and ongoing use of the property.

5. Conclusions

- 5.1. This application seeks to a new planning permission to amend the design and layout of the property to ensure that the new dwelling fulfils our clients wants, needs and requirements. The dwelling has been moved within the plot but remains within the same red line. Similarly, the garage has also been repositioned and the driveway altered to make better use of the views to the north and west across the land our clients own.
- 5.2. Extensive discussion has taken place regarding the detailed design, to bring forwarded a detailed proposal that improves upon the layout and function of the rooms compared to the permitted scheme. That design was taken 'off-the shelf' in order to expedite a planning submission deadline, whilst this scheme is a bespoke design that makes best use of this site.
- 5.3. Further assessment has also gone into the shading position created by the mature trees on the site frontage, which has led to the house being further back to ensure that natural light and solar gain are maximised, reducing the energy demands and carbon footprint of dwelling.
- 5.4. The building will be highly sustainable, highly insulated and uses low carbon technologies such as solar panels and a ground source heat pump, to reduce energy consumption and carbon emissions. An electric vehicle charging point has been incorporated which could allow zero carbon journeys to be made if charged from renewable sources.
- 5.5. The design of the dwelling carries over several elements from the approved scheme, including the prominent oak frame, glazed southern gable elevation, low slung tiled roofs and covered veranda. The character and appearance of the property will continue to be high quality and entirely suitable to this rural setting.
- 5.6. For these reasons, and the details set out in this assessment, we respectfully request that the amended design is granted planning permission.