



# **Design & Access Statement**

## **Outline Application for 1 New Dwelling:**

**Land adj. 'The Bungalow',  
Main Road,  
Holbeach Drove,  
Spalding,  
PE12 0PS**



# **1. Introduction**

## **1.1 The Application**

This Design & Access Statement has been prepared in support of an Outline Planning application for the development of the site adjacent to 'The Bungalow', Main Road, Holbeach Drove. Currently the site has a large disused industrial/agricultural building in a poor condition with a smaller building to the front, all currently under the ownership of the applicant. This Outline application is for 1 new build dwelling, as outlined in this document and on the accompanying plan.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to develop the site in order to offer a new family home in this idyllic countryside setting.

## **1.2 Drawing List**

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0238-21-01 Outline Proposal

## **1.3 Planning History**

The site itself has no previous planning applications although Main Road has seen approvals for new dwellings previously, albeit some time ago. However, further developments have been proposed and approved within the village of Holbeach Drove, most notably being the approval for five dwellings on land off Chapel Drove, ref: H09-0542-19, which is no more than 100m away from this site.

## **2. Site and Surrounding Context**

### **2.1 The Site Location**

The site is located off Main Road in Holbeach Drove, a small village in the South Holland district of south Lincolnshire, approximately equidistance from Spalding and Wisbech. Further afield is the larger city of Peterborough, roughly 20 minutes by road, which then gives access throughout the UK via the East Coast Main Line. Holbeach Drove is a small village with the main residential area being to the east of the village, where this site is located, and has a small shop and petrol station, a church and chapel, a children's nursery and a direct bus connection to Spalding and Lincolnshire.

As mentioned previously, the site has formerly been used for a industrial/agricultural purpose, a large portal frame metal and timber clad building with a smaller timber building to the front, both of which are now used solely as private storage by the applicant. The site does have the benefit of its own access on to Main Road, which will be used solely for the new dwelling as 'The Bungalow' has use of an alternative access to the west of the building. Overall, the site is approximately 570m<sup>2</sup> in size with a frontage of approximately 12m and is generally flat across its area, as is to be expected in this location. The site has impressive views to the south across open fields and has a dwelling to either side.

The site is located within the defined development boundary for Holbeach Drove, as set out in the South East Lincolnshire Local Plan, and would also be considered as a suitable infill plot situated between two dwellings. Furthermore, the site already has a large building which would be removed to make way for the new dwelling, greatly enhancing the street scene along Main Road.

### **2.2 Local Amenities**

Holbeach Drove is considered a 'Other Service Centre and Settlement' in the South East Lincolnshire Local Plan and certainly suits its categorisation, there are suitable local amenities, as mentioned earlier, that can serve

residents suitably and a regular bus link puts the village in easy travel distance of Spalding, Wisbech and beyond. The city of Peterborough is only a short drive away which gives regular rail links across the Country and can be reached in less than 30 minutes. The area generally is predominantly associated with agriculture, as is often the case in this area of the County.



*Overview of the village of Holbeach Drove.*

## 3. Proposal

### 3.1 Proposed Development

The proposal comprises the development of one new dwelling, as a direct replacement for the existing building on site. Although this application is in outline form only it is apparent that the site would comfortably suit a typical sized bungalow with ample private amenity space to the rear and sufficient space for off road parking, as demonstrated on the accompanying indicative site layout plan.

The access to the site is existing and this will be maintained under the proposal so this should be considered as part of this application. The existing access on to Main Road should demonstrate no Highway concerns

given the existing use, wide visibility splays and slow speed limit of the road.

### **3.2 Site Layout**

Although the detail of the site layout will be agreed under a Reserved Matters application it is very apparent that any development on the site should be set back from the road, following the building line of the adjacent dwellings. The width of the site dictates a linear dwelling but this is not out of keeping with the road where there are a number of different styles, orientations and site layouts.

The proposed dwelling would naturally be orientated facing the highway but this comes with the added benefit of making the most of the views to the rear of the site. The garden space to the rear would allow some privacy and any terracing would enjoy both the morning and the evening sun.

## **4. Use**

The site is currently part of the residential curtilage of 'The Bungalow' and is used by the applicant for storage of personal items, as previously mentioned. The existing building on the site is in a semi-derelict state and, except for the front elevation, has not been maintained so is assumed to be unsafe. The existing building is an obvious target for break-ins or damage, resulting in further neglect of the site and also the increasing likelihood of somebody being hurt on site. It also detracts from the overall street scene which, particularly to the south of Main Road, comprises of mainly bungalows facing the highway.



*The site as viewed from the Main Road.*

The proposal will see the site's residential use split from 'The Bungalow' and will see the development of a new family dwelling, considerably more visually appealing than the existing semi-derelict building currently on show and safer and far more of a deterrent for people looking to cause harm.

## **5. Amount & Scale**

### **5.1 Existing**

There is currently one building on site, the large portal frame building with a smaller portion to the front, all of which have not been used for their intended use for some time.

### **5.2 Proposed**

It is proposed that an appropriately sized bungalow is constructed on the site. The site is also large enough to accommodate ample off road parking to the front and a large garden to the rear.

The overall footprint of the building is wholly indicative and would be confirmed at Reserved Matters stage, however, it is sensible to presume a dwelling of approximately 100m<sup>2</sup> would comfortably suit the site.

## **6. Layout**

The layout of both the site and the dwelling would be dealt with at the Reserved Matters stage, however an indicative site layout is included with this application which demonstrates that a single dwelling would comfortably fit within the site with no adverse effect on the surrounding residential dwellings.

## **7. Landscaping**

As with the layout; the landscaping would be determined at the Reserved Matters stage, however the indicative site layout included with this application suggests a large gravel driveway to the front of the dwelling with a large terrace and substantial lawn area to the rear. There would likely be some low level planting throughout the site and it is likely that some of the existing planting on the site may be retained if considered suitable.

## **8. Appearance & Materials**

Any dwelling constructed on this site would make use of materials that fitted in with the surrounding area. Predominantly red brick is used in the village as well as terracotta pantiles or blue slate for the roofing, however there are newer dwellings within the village that have used more modern materials, cladding or render for example as the wall finish. It is considered that, given the mixture of materials used in the village, several different styles would be suitable that would make use of a number of different materials, however, the overall appearance would be dealt with at Reserved Matters stage.

## **9. Highways Implications**

As previously mentioned, the site is currently served by its own, separate access on to Long Drove and therefore there should be no adverse impact on the highway nor its use.

## **10. Land Contamination**

Given the site's previous uses it is possible that there is some level of contamination, however, we suggest that a suitable contamination survey and report is carried out at the Reserved Matters stage.

## **11. Flood Risk Assessment**

The site falls within Flood Zone 1 so a flood risk assessment would not be required to support a development in this location.

## **12. Impact on the Surrounding Area**

The proposed development will make a positive contribution to the existing visual amenity along Main Road. At present the site is occupied by a large unappealing building which is in a bad state of repair and is constructed of wholly unsuitable materials. The site is unkept and is a complete eyesore when travelling through Holbeach Drove and is an obvious target for crime. The site is in a prominent location in terms of its appearance due to it being surround bungalows, therefore the removal of the existing building will instantly benefit the area. however, to simply remove the building would be unfeasible as the space alone would be unmanageable as an addition to the residential curtilage of 'The Bungalow and would therefore likely result in the same overgrown state it is currently in.

The proposal represents a family dwelling in a popular village location which makes use of previously developed (Brownfield) land, a key emphasis of the South East Lincolnshire Local Plan and the National Planning Policy

Framework in general. The Village has seen a number of recent developments in suitable plots within the defined settlement limits which suggests that this is both a suitable and popular location to live and the Local Authority are open to an increase in the number of residential properties in the area. The dwelling would be designed in a way to tie in with the local vernacular, as previously mentioned, so will therefore not appear out of place. Likewise, the replacement of a large unsightly portal frame building with a suitably sized dwelling within the site can only be seen as a positive contribution to the local area.

## **13. Conclusion**

It is considered that this proposal creates a positive contribution to the setting of both the village of Holbeach Drove and the surrounding area in general, both through the removal and tidying of a deteriorating site and building and the developing of a suitable family home on a Brownfield site. The Local Authority have allowed suitable development to take place within the village setting previously and, given the sites position within the development boundary of Holbeach Drove and also a suitable infill plot, this would appear a suitable development in keeping with that ethos.

With these Policy matters allowing for a suitable development in this location, as well as the positive contribution to the area this development would make, in the form of visual amenity, crime deterrent and developing of a Brownfield site, we would strongly urge the Planning Department to consider this application for its merits and approve the development as proposed.