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Our ref: 4109-22

**ERECTION OF SINGLE DWELLING & DETACHED GARAGE
REAR OF LANDMERE COTTAGE
MAIN ROAD
HOLBEACH DROVE
SPALDING
LINCS
PE12 0PS**

FOR

MR A. CLUES



**PLANNING, DESIGN & ACCESS STATEMENT
RE-APPLICATION FOLLOWING REFUSAL**

VAT No: 552 6200 69
Registered in England No: 05667107

Registered Address: Bank House, Broad Street, Spalding. PE11 1TB

This application is to acquire Planning Permission for erection of a family dwelling and detached garage to the rear of Landmere Cottage, Main Road, Holbeach Drove for the benefit of Mr Ashley Clues and his growing family.

The original application H09-0937-23 was refused under the reasons below however this re-application hopefully addresses the three refusal points.

- 1. The proposal site is located outside of any settlement boundary and is therefore still classed as being in the countryside. Policy 1 of the South East Lincolnshire local plan, 2019 states that development in the countryside will only be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. It is not considered that the application has demonstrated that the development is essential in this location or meets a defined housing need. As of 31 March 2023, the Council can now identify a 5- year housing land supply and is able to demonstrate a supply of deliverable sites equivalent to 6 years under the Liverpool Method through the latest Housing Land Supply Assessment.*

Firstly, our client has now signed up to the Custom / Self-Build Register under reference 7789-0186-4500-8890 and is willing to sign a Section 106 agreement that enables him to build his own dwelling and live accordingly with his family.

A few applications have now been passed under reference's H22-0984-23 and H23-0247-24. These applications are also outside of the development boundary however are in in-fill sites and cover the custom / self-build programme and described in our original planning statement attached below.

- 2. The proposed is contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 which amongst other things require proposals to have regard to the character and appearance of an area. They stipulate that proposals which fail to maximise opportunities to improve the character and quality of an area will not be acceptable. The design and size of the plot are significantly different when compared to immediate neighbouring properties in the area, as such, this makes the proposed single dwelling appear incongruous and out of character.*
- 3. The proposal by virtue of its scale and siting alongside the small boundary treatments would result in both an overbearing and overshadowing impact upon the existing residents of the bungalows to the South West of the site. Alongside this, the positioning and placement of first floor windows would provide a direct view into these plots rear gardens and therefore result in a loss of privacy. The proposal is considered to be contrary to Policies 2 and 30 of the South East Lincolnshire Local Plan 2019 as well as Paragraph 135 of the National Planning Policy Framework December 2023.*

The dwelling has been amended and has allowed for the eaves and ridge height to be reduced by 800mm. The single storey lounge element has also had the ridge height reduced by 400mm therefore allowing a more of a cottage style appearance.

The dwelling has also had its ground floor area reduced by 25 sqm². The first floor has been reduced accordingly and consists of three bedrooms other than the original four-bedroom dwelling that was designed.

All habitable rooms at first floor level have been positioned to the Southeastern boundary overlooking the drain and not into neighbouring properties. Only roof lights have been positioned on the Northwestern boundary to give natural light and ventilation to the landing, bathroom, ensuite and dressing room. These roof lights are 1950mm from finished first floor level and will now allow overlooking.

The dwelling has also been kept close to the garage along the Northern boundary allowing for the two-storey element to finish before the dwelling on the Western boundary to remove any impact and overbearing.

Therefore, with these design changes and my client signing up to the self-build registered this application should now be favourable. The original planning statement should also be considered in this application along with the ecology management scheme and Flood Risk Assessment.

Sarah Darlow
July 2024



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SITE & SURROUNDINGS

This statement is to accompany a Planning Application for the development of one dwelling and detached garage on the rear land of Landmere Cottage.

The site is currently a grassed area which was not recently used by the previous owners and was overgrown and un-maintained.

The existing host dwelling Landmere Cottage is a small cottage which has needed renovations. The applicant had applied under reference H09-0192-23 to extend and make as much space as he can while keeping the cottage feel.

Various Planning Applications has been approved in Holbeach Drove, some are outside of the development area, however all set a purpose and infill the street scheme like this application.

Applications around the area are:-

H09-0192-20 – appealed APP/A2525/W/20/3254358

H09-0683-21

H09-0683-21

H09-0021-23

DESCRIPTION OF PROPOSAL

The proposal is to provide a family dwelling and garaging on the land to the rear of Landmere Cottage.

The dwelling has been designed for the site taking into consideration the 9 metre byelaw by SHIDB along the drain and allowing a 4.1m shared drive. The property has been designed to lend its elevation and overlook toward the Eastern side of the site over the fields towards the road. The site allows for a garage and significant parking and turning areas so the occupiers and visitors can leave in forward gear.

The dwelling has been designed to sit within an area of unwanted land with a street scene mostly scene from Main Road travelling from Gedney Hill towards the centre of the Village of Holbeach Drove using materials like facing bricks and render to blend in with the two properties either side.

CONSIDERATION OF POLICY POSITION

National Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how they should be applied in England. It identifies the policies which contribute to sustainable development across the country, noting the economic, social and environmental objectives. The NPPF identifies that planning legislation is in place to ensure that planning decisions 'made in accordance with the development plan unless material considerations indicate otherwise'.

The NPPF emphasises the national government's commitment to delivering a step change in the provision of housing to meet the country's needs. Paragraph 59 of the NPPF highlights the importance it attaches to the delivery of new housing:

'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.

The updated NPPF recognises the important contribution that smaller and medium sized sites in delivering housing numbers, with these sites generally being easier to deliver more quickly, meeting needs at the localised level more efficiently. The NPPF identifies that an important way in which local planning authorities can enable the delivery of these small or medium size sites is by supporting 'the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'.

The NPPF also states in respect of rural communities that,

'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'.

Local Policy

The local development plan consists of the South East Lincolnshire Local Plan 2019 (SELLP) which covers the administrative areas of Boston Borough and South Holland District. Holbeach Drove is classed as an Other Service Centre and Settlements, therefore allows limited opportunities for residential development largely because of the character, appearance and form of the settlements are mainly small in scale and close to the surrounding designated Countryside. The scale of development opportunities that might arise were a less restrictive approach to be taken would threaten the spatial strategy of the

Local Plan to provide housing in settlements of greater need and offer sustainable bases for development for a larger scale.

Policy 1 of the SELLP sets out the spatial strategy confirming that development will be permitted within the settlements providing a proposal supports the designated role of the settlement boundaries will be approved provided it is necessary in its location and/or it can be demonstrated that it meets the sustainable development needs of the area.

The application site is outside the settlement boundary but is located along the line of the boundary and is classed as an infill site within the Other Service Centres and Settlements.

The provision of this family dwelling would make a positive contribution to the housing supply and due to the small connections with Holbeach Drove, Gedney Hill and Whaplode Drive would support the role of the village in the settlement hierarchy. Small sites such as this one, are beneficial to the housing supply, due to them being comparatively more quickly to come forward and be delivered.

Policy 2 relates to Development Management and sets out a 'framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals'. This policy is applied to all planning applications assessed across the Local Plan area and includes considerations of the impact of proposals on the character and appearance of the area. Policy 3 relates to the design of the new development and adding to the creation of a sense of place.

To get to this stage, time has been spent with the family designing their family home to suit all their needs and considering the existing dwellings within the vicinity. The application site, sitting in between existing dwellings means it can be designed to fit with the local context and be in keeping with the character and appearance with the local area.

Due to the nature of the site and the most recent development and sufficient overall plot size and separation to neighbouring properties means that this family dwelling can be designed to limit any impact on occupiers of neighbouring properties.

It is therefore proposed that the single detached dwelling can be designed to respect the requirements of Policy 2 and Policy 3 in respect of visual and residential amenity.

**Self-Build and Custom Housebuilding Act 2015
(as amended by the Housing and Planning Act 2016)**

The Council will support proposals for self-build and custom-build housing in suitable locations.

The government wishes to increase opportunities for people to build or commission their own homes and in doing so increase the role that these play in boosting the overall supply of new homes. This policy responds to that challenge and seeks to increase the amount of self-build and custom-build housing in the area. The council has a legal duty to give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding. 'Self-build' is housing usually built in full by its final owners/occupiers. In both instances, owners/occupiers are expected to have significant influence over the final design of their home. Owners / occupiers can be individuals or associations of individuals. A 'serviced plot of land' is land that can be connected to basic infrastructure. Each item is defined in the Housing and Planning Act Self-build and Custom Housebuilding Act and associated guidance.

To increase diversification in the housing market, for custom-build housing schemes, the council will encourage developers to offer the widest range of customisation options possible. As minimum however, owners/occupiers of custom-build housing should be able to influence the design / appearance of the external envelope of their homes and choose their own room dimensions and layout.

Provision of self and custom-build housing opportunities will be controlled through conditions and/or Section 106 legal agreements as necessary.

This site suits a self / custom house build site especially with its location and the reasons given within this statement in terms of providing a large enough family dwelling in an infill area that can achieve a positive within the street scene.

Many months of design and planning the dwelling and associated works have gone into this application with Mr Clues and his family. The dwelling is designed to suit their family needs now and into the future.

An application has recently been approved for a self / custom build dwelling outside the development boundary line of Whaplode Drove which is also classed as 'Other Service Centres and Settlements' under reference H23-0970-22 and H23-0797-23. This application site sits in an area with better facilities than Whaplode Drove along with better transport links.

BIODIVERSITY

This development boosts to improve the biodiversity of the site by planting mixed hedging along some of the boundaries. The land within the 9 metre byelaw will be planted with wildflower meadow areas along with lawns that will be suitable for different species of insets and wildlife.

Swift and Bat bricks and boxes will be installed on the new dwelling as per the biodiversity statement submitted with the planning application.

A Rainwater harvesting tank will be installed to collect the rainwater to enable the owners to wash their cars and water their gardens.

SUSTAINABILITY

The Standard Assessment Procedure (SAP) is adopted by Government as the UK methodology for calculating the energy performance of dwellings. The calculation is based on the energy balance taking into account a range of factors that contribute to energy efficiency.

- Materials used for construction of the dwelling
- Thermal insulation of the building fabric
- Ventilation characteristics of the dwelling and ventilation equipment
- Efficiency and control of the heating system(s)
- Solar gains through openings of the dwelling
- The fuel used to provide space and water heating, ventilation and lighting.
- Energy for space cooling, if acceptable
- Renewable energy technologies

The calculation is independent of factors related to the individual characteristics of the household occupying the dwelling when the rating is calculated.

An application has been approved recently for 6 No Dwellings under H02-0285-23 on land off James Road, Crowland. The land is out of the site boundary behind a commercial premises on agricultural land and backs up onto open countryside. This was approved on a Section 106 agreement following Outline Approval H02-0669-19 for Eco-dwellings meaning an environmentally low-impact homes designed and built using materials and technology that reduces the carbon footprint and lowers its energy needs in accordance with the Governments Standard Assessment Procedure (SAP).

Therefore this dwelling will be calculated under the SAP procedure for the proposed dwelling. The dwelling has been designed to go above the Building Regulations Approved Document L requirement that the DER, DPER & DFEE should be less than or equal to the TER, TPER & TFEE which equates to a reduced carbon footprint and lowers its energy needs meaning it can be built as an eco-dwelling.

ACCESS & PARKING

There is good visibility onto Main Road from the application site which benefits from an existing access. The existing access to the grassed area allows for the minimum requirement of 4.1m in width. To the Eastern side of Main Road leads directly to the B1168 which provides a significant accessibility benefit to the centre of Holbeach to the North or Crowland to the West.

Policy 36 and Appendix 6 of the SELLP relates to parking standards. Policy 2 requires 2 spaces for dwellings with up to 3 bedrooms and 3 spaces for dwellings with 4 or more bedrooms. It also requires 1 cycle space within each residential plot. The layout shows how the site can accommodate a turning facility to ensure vehicles can enter and leave the site in forward gear and an appropriate level of parking.

DRAINAGE/FLOOD RISK/SERVICES

Policy 4 of the SELLP addresses flood risk. The site is identified on the Environment Agency Flood Risk Maps as being in Flood Zone 1 with the 9m byelaw being in Flood Zone 2. It is not considered that the proposal would have a detrimental impact on surrounding properties. The floor levels of the dwelling are set at 0.3m above existing ground levels.

A treatment tank is to be installed with the application site. A rain water harvesting system is to be installed also. Allowing both of the overflows to be connected to SHIDB drain subject to the necessary applications.

Services are readily available in the local area, in terms of an electricity and water

CONTAMINATION

There is no record of potentially contaminative land uses on this site.

CONCLUSION

This planning application for a family dwelling for the family of Mr Clues and will provide a positive benefit to the housing supply for South Holland District Council and would support the role of Holbeach Drove and surrounding villages.

Holbeach Drove is a sustainable settlement with a range of services and facilities along with good public transport links. Previous local planning authority and appeal decisions support the fact that sites slightly remote from a settlement can still form sustainable development that supports an existing settlement, particularly given the rural nature of South Holland and the wide range of villages and pockets of residential development adjacent to slightly separate from settlements.

Previous planning decisions at both local authority and appeal level have been identified that infills plots in built up areas can play a role in providing sustainable development in rural areas, supporting neighbouring and nearby settlements.

The site has been positively designed to respect the character and appearance of the built form around it as well as the amenities of neighbouring residential properties. This is demonstrated in the layout plans provided. The site is not subject to flood risk constraints, nor is it anticipated there will be any contamination issues. The dwellings will be for the family of Mr Clues and has been individually designed by them.

G R Merchant Ltd
October 2023