



DESIGN AND ACCESS STATEMENT

PROPOSED DWELLINGS

AT

**PENTLAND HOUSE
CHAPEL DROVE
HOLBEACH DROVE
SPALDING**

FOR

MR G COLE

Job No. SE-2206

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1.0 INTRODUCTION

This Design and Access Statement supports the full planning application for residential development. The application is for the erection of 2 dwellings comprising of 2 x detached 2-storey dwellings involving the demolition of the existing agricultural building and follows a Part Q Approval for the conversion of the barns to two dwellings. The application site is located at Pentland House, Chapel Drove, Holbeach Drove, Spalding.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located at Land Adj. Pentland House, Chapel Drive, Holbeach Drove, Spalding. The site currently accommodates a working horticultural nursery with various agricultural buildings. Access is available from Chapel Drive and will be incorporated into the proposal. As a result, vehicular movement will be reduced and can be considered as a highway safety advantage in support of the proposal.

Holbeach Drove has already got several residential buildings located in the vicinity of the site, both heading North-East as well as continuing down the road in the South-West direction.

The site is located within Flood Zone 1 of the Environment Agency Maps and as such a Flood Risk Assessment is not required.

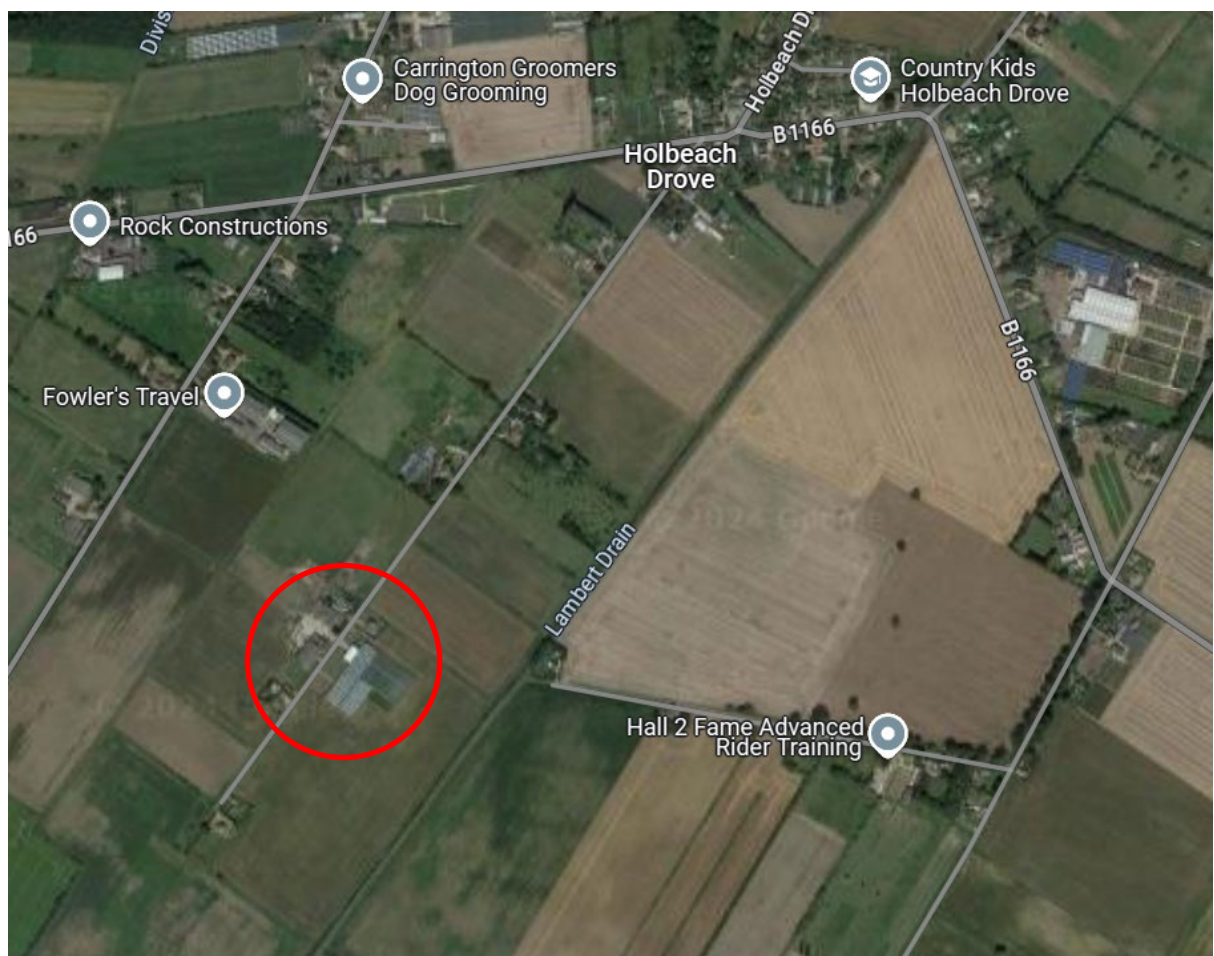


Figure 1: Aerial photograph

2.2 HISTORY

H09-0407-24 - Proposed barn conversion to create two dwellings – Approved 01/08/2024

2.3 BACKGROUND

The buildings in question benefit from Class Q permitted development rights to be converted into 2 dwelling houses (reference H23-1184-22), it was acknowledged that a fall-back position of residential development exists which is a material planning consideration in any future planning submission. The site opposite also benefits from Class Q approval (reference: H09-0548-22) and the subsequent full planning approval for demolition of agricultural barn and erection of two dwellings (reference: H09-0021-23).

2.4 PROPOSAL

Following the approval of H23-1184-22, the proposal is for the demolition of the existing barn and their replacement with 2 dwellinghouses. The dwellings will comprise of 2 x 2-storey detached units.

The dwellings will be arranged along the site frontage with a small courtyard area formed by plots 1 and 2. It is proposed that the development will have a 'farmstead' appearance, with both plots and 2 having a barn conversion style appearance.

The plots will share a new access roughly within the centre of the site.

2.5 PRINCIPLE

The proposal is for the erection of 2 dwellings involving the demolition of the existing agricultural buildings. The site is within a rural location where restrictive countryside housing policies apply. However, the site benefits from extant prior approval permission for the conversion of the existing buildings to form 2 dwellings under Class Q, Part 3, Schedule 2 of the General Permitted Development Order. In accordance with *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314 the prior approval application is a fallback position and therefore a material planning consideration which should be afforded weight. The existing buildings are not listed buildings, and the site is not within a Conservation area and therefore no harm is caused by loss of these buildings. With this in mind, the principle of the proposal is acceptable.

2.6 FLOOD RISK

Section 14 of the NPPF requires a sequential approach, directing new development to land at lowest risk of flooding in the first instance unless it can be demonstrated that no land is available to accommodate the proposal. The site is located within Flood Zone 1 of the Environment Agency Maps for planning and is therefore in a sequentially preferable location, complying with Section 14 of the NPPF.



Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE & AMOUNT

The land is located Adj. Pentland House, Chapel Drove, Holbeach Drove, Spalding.

Although the surrounding area is dominated by agricultural farmland, there are several residential dwellings in the vicinity of the site and the proposal will not be out of the ordinary. The site opposite also benefits from Class Q approval (reference: H09-0548-22) and the subsequent full planning approval for demolition of agricultural barn and erection of two dwellings (reference: H09-0021-23).

The existing use of the site is agricultural and the proposed use is residential.

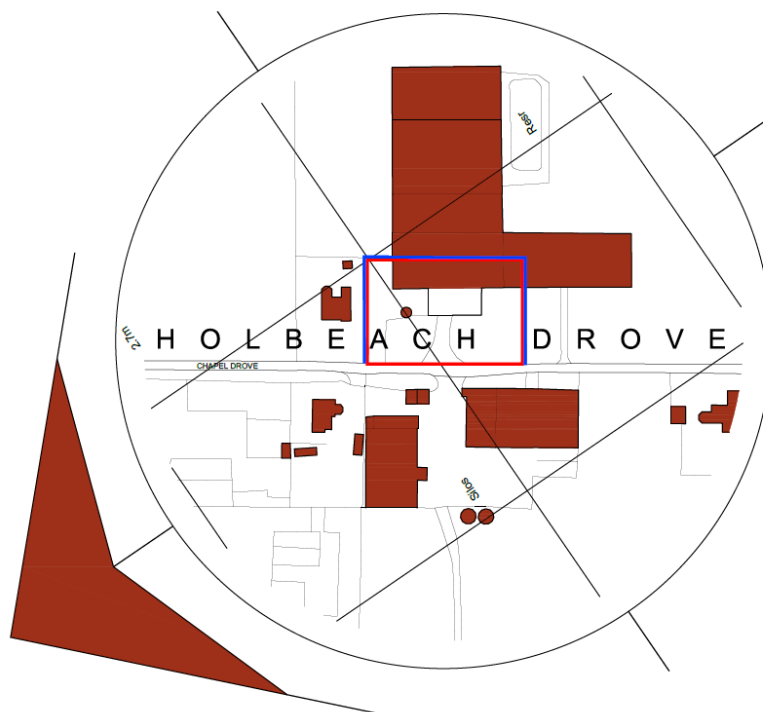


Figure 3: Location Plan

3.2 LAYOUT, SCALE AND APPEARANCE

The dwellings will be generally positioned along the road frontage. The plots are designed to have the appearance of barn conversions and therefore have been arranged in a more tandem manner, which allows for a traditional courtyard setting. The 2 dwellings have been designed to have a farmstead appearance. This is considered to be visually appropriate given the rural location.

All primary first floor windows will be positioned front and back within the dwellings and as such no overlooking or loss of privacy towards existing residents or between future residents will occur.

Each dwelling will be provided with its own private garden area and off-road parking in accordance with the adopted parking standards.

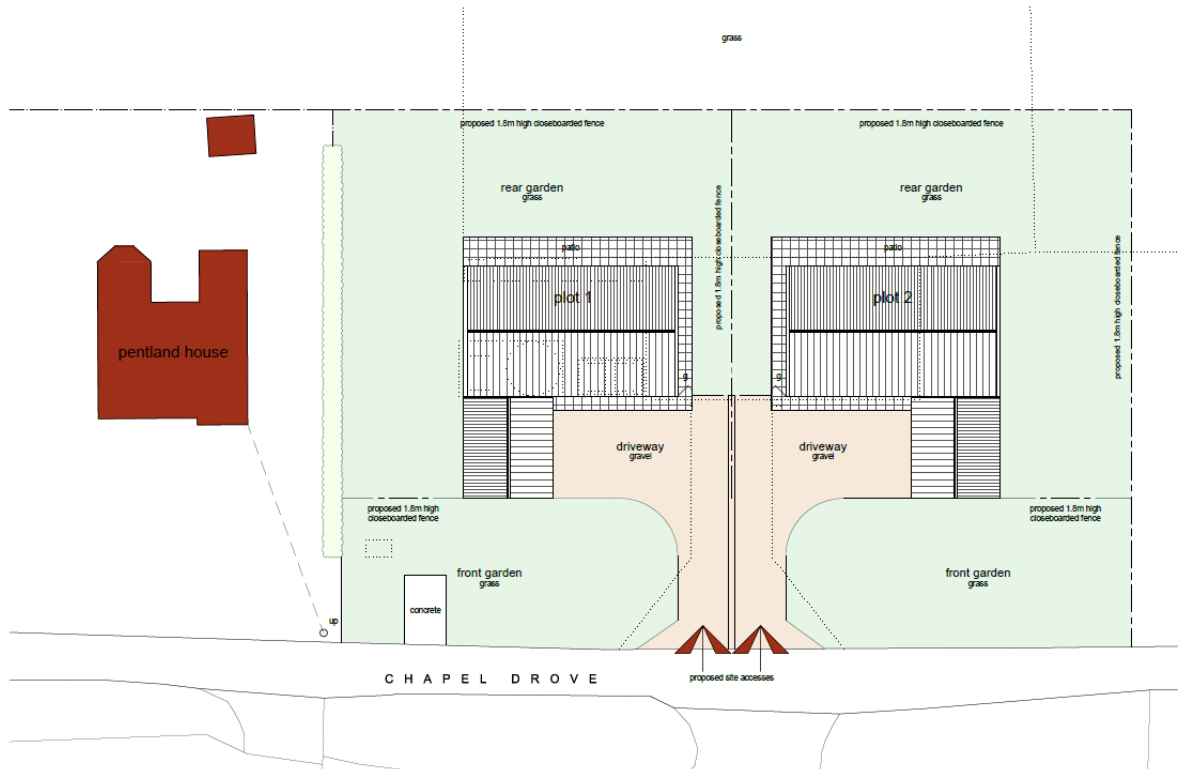


Figure 4: Proposed site plan



Figure 5: Front elevation

3.3 LANDSCAPING

The proposal includes landscaping positioned along the site boundaries which will be to the visual benefit of the future residents and the character of the area.

ACCESS

3.4 LOCATION

The site is located outside of any defined development boundary where there is likely to be a reliance on private modes of transport. However since the site benefits from extant prior approval for two dwellings under Class Q of the GDPO, it is inevitable that there will be two households in this location. The current proposal will have no impact on vehicular movements to and from the site which goes over and above the extant approval on site. Accordingly there are no implications on the locational aspect of the development as far as access is concerned.

3.5 SITE ACCESS

Two new accesses are proposed approximately halfway along the site frontage. Each dwelling will have its own access. Both plots will be provided with at least 4 parking spaces, 2 of which are to be in the covered hovels attached to the plots, and there is scope within the site to enable vehicles to turn so that they enter and exit the site in forward gear.

There is good visibility along Chapel Drove and therefore the site can be accessed safely.

4.0 CONCLUSION

The proposal is for the erection of 2 dwellings involving the demolition of the existing agricultural buildings. The site is within a rural location where restrictive countryside housing policies apply. However, the site benefits from extant prior approval permission for the conversion of the existing buildings to form 2 dwellings under Class Q, Part 3, Schedule 2 of the General Permitted Development Order. In accordance with *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314 the prior approval application is a fallback position and therefore a material planning consideration which should be afforded weight. The existing buildings are not listed buildings, and the site is not within a Conservation area and therefore no harm is caused by loss of these buildings. With this in mind, the principle of the proposal is acceptable.

The design of the proposal is appropriate to the character of the area and the scale, which is reduced from the previous approval, will result in a more aesthetic development.

The site is located within Flood Zone 1 of the Environment Agency Maps and as such a Flood Risk Assessment is not required.

It is submitted that the proposal complies with the relevant case law and with Local Plan policies in relation to design, layout, residential amenities and highways. It is therefore respectfully requested that planning permission is granted.