OCTOBER 2018

REV A OCTOBER 2021

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED RESIDENTIAL DEVELOPMENT

AT

LAND ADJACENT NO 1 WICKS ROW

ST MARKS ROAD

HOLBEACH ST MARKS

1 INTRODUCTION

THE APPLICATION SITE SITS WITHIN THE DEFINED SETTLEMENT LIMIT FOR HOLBEACH ST MARKS WHICH IN THE SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2011-2036 IS CLASSED AS 'OTHER SERVICE CENTRE'
THIS APPLICATION IS A RE SUBMISSION OF PERMISSION H09-1044-18 GRANTED 10TH DECEMBER 2018.
IT WAS ONLY WHEN THE APPLICANT WAS LOOKING TO COMMENCE BUILDING WORKS THAT THEY REALISED THE PERMISSION HAD RUN OUT, HENCE THIS RE APPLICATION
IN 2017 EVEN THOUGH THE 2006 LOCAL PLAN IN FORCE AT THAT TIME CLASSED NOT ONLY THE APPLICATION SITE BUT ALL OF HOLBEACH ST MARKS AS BEING IN THE OPEN COUNTRYSIDE THE PLANNING DEPARTMENTS VIEW ON BUILDING ON THE SITE WAS POSITIVE - SEE ARE PLANNING ADVICE REF PE-00308-17 IN APPENDIX

2 SITE APPRAISAL

UPON RECEIPT OF THE LETTER FROM S.H.D.C A VISUAL SURVEY OF THE VILLAGE WAS CARRIED OUT AS WELL AS NOTING DEVELOPMENT IN THE NEARBY SETTLEMENT OF HOLBEACH CLOUGH.
THE VILLAGE OF HOLBEACH ST MARKS CONTAINS A WIDE VARIETY OF DWELLING STYLES OF DIFFERENT SIZES AND UTILISING A WIDE VARIETY OF MATERIALS.
THE MAJORITY OF PROPERTIES ARE NEWER RATHER THAN OLDER AND NO VERNACULAR STYLE WAS EVIDENT OTHER THAN TWO STOREY.

3 AMOUNT

THE APPLICANT ORIGINALLY CONSIDERED TWO OPTIONS
A - A SINGLE DETATCHED 4 BED PROPERTY
B - A SINGLE SET OF SEMI DETATCHED 2 BED PROPERTIES
UPON CONSIDERATION THE APPLICANTS VIEW WAS THAT OPTION B WOULD BE MORE SUITABLE.
THE PROPOSAL WILL GIVE A DENSITY OF 39 DPH

4 LAYOUT

TO BE IN KEEPING WITH EXISTING DEVELOPMENT ON THE NORTH SIDE OF ST MARKS ROAD THE PROPERTIES ARE BEING SITED TO THE FRONT OF THE SITE.
TO MINIMISE A TERRACE EFFECT A REASONABLE DISTANCE IS TO BE PROVIDED BETWEEN THE PROPOSED AND ADJOINING EXISTING DWELLINGS MORE SO TO NO 1 WICKS ROW TO THE EAST DUE TO ITS LOWER HEIGHT.

5 SCALE

DUE TO THE RESULTS OF THE FLOOD RISK ASSESSMENT THE GROUND FLOOR LEVEL NEEDS TO BE RAISED WHICH WILL RESULT IN A HIGH EAVES WHICH WHEN COMPARED TO THE NEIGHBOURING PROPERTIES IN PARTICULAR TO NUMBER ONE WICKS LOW WILL LOOK EXCESSIVE. AS A RESULT AND ALSO FOLLOWING PRE APPLICATION COMMENTS BY THE PLANNING DEPARTMENT THE EAVES HAS BEEN LOWERED TO BE SIMILAR TO THAT OF THE PROPERTY TO THE WEST OF THE SITE.
THE GARDENS TO THE REAR ARE A GOOD SIZE AND COMMENSURATE WITH THE SIZE OF THE PROPOSED DWELLINGS IN THIS LOCATION

6 APPEARANCE

AS MENTIONED IN ITEM 2 THERE IS A WIDE VARIETY OF STYLES OF DWELLING IN THE VILLAGE AND FOR THIS SITE IT IS PROPOSED TO USE A RENDERED FINISH FOR THE WALLS ALONG WITH CLAY PANTILES FOR THE ROOF

7 LANDSCAPING

EXISTING PARTIAL HEDGEROW TO THE FRONT OF THE SITE WILL BE TAKEN UP TO ENABLE THE PROVISION OF LAY BY STYLE CAR PARKING. THE REMAINING EXISTING LANDSCAPING WILL REMAIN AND ADDITIONAL LANDSCAPING PROVIDED.
EXISTING TREES (2 NO) TO REMAIN ARE TO REAR OF SITE AND WILL NOT BE IMPACTED ON BY PROPOSED BUILDING WORKS (15.5 METRES TO TRUNK OF NEAREST TREE)

8 CONSULTATIONS

SUMMARY OF CONSULTATIONS CARRIED OUT IN PREVIOUS APPLICATION H09-1044-18 ARE AS FOLLOWS - SEE APPENDIX FOR COPIES OF WRITTEN REPLIES

A - APPLICANT CONTACTED PLANNING DEPARTMENT - SEE SHDC REPLY REFERENCE PE-00308-17 DATED 9-5-2017

B - AGENT CONTACTED L.C.C HIGHWAYS RE PARKING PROVISIONS - SEE L.C.C REPLY REFERENCE JS/HOLBEACH/44 DATED 9-5-2018
JON SHARPE CONTACTED 20TH SEPTEMBER 2022 WHO VERBALLY STATED THE PARKING ARRANGEMENTS SHOWN & APPROVED IN PREVIOUS APPLICATION H09-1044-18 ARE STILL ACCEPTABLE

C - AGENT SUBMITTED PRE APPLICATION ENQUIRY - SEE SHDC REPLY REFERENCE PE-00293-18 DATED 24-7-2018

D - APPLICANT VISITED NEIGHBOUR TO THE WEST WITH PLANS - DISCUSSED VERBALLY ONLY - NEIGHBOUR PLEASED THAT WEST GABLE IS CLEAR OF HIS WINDOW

E - FOLLOWING S.H.D.C PRE APP REPLY ITEM C REVISED PLANS SUBMITTED - SEE S.H.D.C REPLY DATED 16-8-2018

APPENDIX

COPIES OF CONSULTATIONS MENTIONED IN ITEM 8

bent Bar
1206 360279

Meeting 9th Oct

HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
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Lincolnshire
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Admin 01775 764723
DC Officers 01775 764703
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planningadvice@sholland.gov.uk
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C R Goodacre
4 Vickers Farm
Washway Road
Moulton Seas End
Spalding Lincs
PE12 6LP

9th May 2017

Dear Sir/Madam

07950 285073

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00308-17 **Case Officer:** David Grant
Location: Adj To 1 Wicks Row Holbeach St Marks Spalding Lincs
Proposal: Proposed residential development - detached house

Thank you for your enquiry. The site is located within Holbeach St Marks, which is defined in the South Holland Local Plan, 2006 as an "Other Rural Settlement". Local Plan Policy HS7 states that new housing development in the countryside (including Other Rural Settlements) will only be permitted where it is to meet the needs of agricultural or other rural workers or is small scale rural exception housing that complies with Policy HS9.

The dwelling is not considered to meet the essential needs of an agricultural or other rural worker, and would not deliver rural exception affordable housing. Planning permission would therefore previously be refused on grounds that the proposal was contrary to Policy HS7 and also because the granting of permission would make it difficult for the Local Planning Authority to resist similar proposals on other sites outside the defined settlement limits of the Area and Group Centres, the cumulative effect of which would be to prejudice the strategic objectives of the emerging South East Lincolnshire Local Plan with regards to the sustainable location, allocation and delivery of new housing in future.

However, the emerging South East Lincolnshire Local Plan has since identified Holbeach St Marks as an Other Service Centre with a defined settlement boundary. This is considered to be a material consideration that outweighs the aforementioned concerns.

The Local Planning Authority would therefore welcome an application for this site. It is recommended that the proposal is in keeping with the character of the surrounding area, especially pertaining to matters of design, scale and materials.

Along with submission of a Full Planning Application form, the Local Planning Authority will also require:

One copy of an up to date 1:2500 / 1:1250 site location plan with the application site edged in red and any other land owned outlined in blue,

- One copy of 1:500 / 1:200 block plan with the application site edged in red and any other land owned outlined in blue. The north arrow must be shown and the plan should indicate all relevant details including all buildings, hard surface areas, walls and fences, as well as distances to adjacent boundaries from the proposed development.

- One copy of 1:100 / 1:50 existing and proposed elevation / floor plans, or where applicable, annotated photographs with dimensions written on the plans.

- £385 fee.

Before submitting an application, please ensure you are submitting:
- the correct fee,
- a fully completed form with appropriate certificates signed and dated at the back of the form,
- All plans to be titled and sequentially numbered,
- All plans showing correct and accurate scale.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

D Grant

David Grant, Planning Officer
dgrant@sholland.gov.uk

Rec 11-5-18
cc client 14-5-18

Lincolnshire
COUNTY COUNCIL

Working for a better future

My ref: JS/HOLBEACH/AG
Date: 09 May 2018

R. Boor Draughtsman
26 Fengate
Moulton Chapel
Spalding
Lincolnshire
PE12 0XL

Environment & Economy
Lincolnshire County Council
Lancaster House
36 Orchard Street
Lincoln
LN1 1XX
Telephone: (01522) 782070
Email:
Developmentmanagement@lincolnshire.gov.uk

Officer dealing: Jon Sharpe

Dear Robert

PROPOSED RESIDENTIAL DEVELOPMENT AT 1 WICKS ROW COTTAGE, ST. MARKS ROAD, HOLBEACH ST. MARKS.

Thank you for your drawings and photographs, in particular drawing numbered 3486-2, showing the proposed development of either a pair of semi-detached dwellings or a single 4 bedroomed detached property within the garden area of the host dwelling at this site.

I have now had the opportunity to get out to the site to look at your proposal. Please accept my apologies for the delay in getting back to you.

I suggest that at this location, the car parking for the residents of the host dwelling could be safely accommodated on the carriageway, as appears to be the practice of the neighbouring residents, and that just two off-street car parking spaces are provided for the proposed pair of semi-detached dwellings or single detached dwelling, in the form shown on your drawing i.e. parallel to the line of St. Marks Road at the edge of the carriageway.

Yours sincerely,

J. Sharpe.

Jon Sharpe
Principal Development Management Officer

Sec38 Approval

SOUTH HOLLAND DISTRICT COUNCIL

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26 Fengate
Moulton Chapel
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Lincs
PE12 0XL

24th July 2018

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00293-18 **Case Officer:** Lucy Buttery
Location: Adj To 1 Wicks Row Holbeach St Marks Spalding Lincs
Proposal: Proposed residential development - previous advice given under ref: PE00307-17

I am writing in reply to your recent correspondence regarding proposed residential development at 1 Wicks Row, Holbeach St Marks.

Having viewed the proposed plans, I have reservations about the appearance of a two-storey property raised by 1 metre within the street scene when compared to the adjacent properties. Existing dwellings in the area are fairly varied in terms of type and so I see no reason why a pair of chalet bungalows would not be considered acceptable on the site as an alternative to reduce the height impact. The proposed materials would be appropriate.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

L. Buttery

Lucy Buttery, Senior Planning Officer
lbuttery@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

Mr R Boor
26 Fengate
Moulton Chapel
Spalding
Lincolnshire
PE12 0XL

16th August 2018

Dear Robert,

I am writing with regards to 1 Wicks Row, St Marks Road, Holbeach St Marks and drawing number 3486-3B showing the reduced roof height.

I can advise that I consider that the amended plans are an improvement and that the development would be acceptable from a character point of view. An application based on the amended plans would be appropriate.

Yours Sincerely

L. Buttery

Lucy Buttery, Senior Planning Officer