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Ref: 2515-13

**PROPOSED 2 BEDROOM CHALET BUNGALOW & GARAGE
ADJACENT 64 STATION ROAD
LONG SUTTON
SPALDING
LINCS
PE12 9BS**

FOR

MR & MRS E.T.S SIMPSON



PLANNING DESIGN & ACCESS STATEMENT

**PROPOSED 2 BEDROOM CHALET BUNGALOW & GARAGE
ADJACENT 64 STATION ROAD
LONG SUTTON
SPALDING
LINCS
PE12 9BS**

The application is to acquire Town & Country Planning Permission to erect a two bedroom chalet bungalow and garage for the benefit of Mr & Mrs E. Simpson on their side garden at 64 Station Road, Long Sutton.

Mr & Mrs Simpson have occupied 64 Station Road for the last 30 years and their aspiration is to downsize their living accommodation. Planning Permission was acquired for the garden site in 1988, but was never implemented. In 2004 under reference H11-0657-04 an application was made for the erection of a detached house and garage but was eventually refused on the 14th July 2004 for the following reason: -

- 1. The proposal seeks to introduce a form of cramped development on a small corner plot which would be uncharacteristic of, and seriously detrimental to, the existing form, layout, character and appearance of the area. Furthermore, the proposal would be likely to give rise to increase levels of noise, disturbance and a perceived general loss of privacy to severe detriment of the residential amenities of existing and future residential occupiers. In the context of the above, the proposal moots a cramped form of inappropriate residential development which is clearly contrary to the provisions of Policy 7 of the Lincolnshire Structure Plan, November 2000: Policies H1 and E1 of the Adopted South Holland District Local Plan, 1988: Policies H1 and GEN1 of the South Holland District Local Plan First Deposit Draft to 2011: and to the principles of good design and neighbouring enshrined within Planning Policy Guidance Note No 1 'General Policies and Principles.*

An appeal was made to The Planning Inspectorate under reference APP/A2525/A/04/1162192 but was dismissed on the 7th April 2005.

The main reasons for the "Refusal of Planning Permission" were cramped form of development, detrimental to neighbours by virtue of noise, disturbance and general loss of privacy. The appeal decision accepted the principle of a dwelling on the site but a house was probably not appropriate due to over-looking the private amenity space of 2 Delph Fields.

The proposed chalet bungalow attempts to address all the issues particularly The Planning Inspectorates concerns. The bungalow has been sited and orientated to avoid over-looking of 2 Delph Fields. The orientation and garage link creates a curved "building line" relating to Delph Fields and Station Road. The proposal has a frontage of approximately 35 metres to Station Road, the previous development applications only had a frontage to Station Road of 28 metres.

The following section of this statement is as suggested by 'The Commission for Architecture and Built Environment' (CABE).

USE

The site which is the side garden of 64 Station Road, Long Sutton and the proposal is for a three bedroom chalet bungalow and linked garage.

AMOUNT

The site amounts to approximately 0.06 hectares and is the side garden of 64 Station Road, Long Sutton with a frontage to Station Road of approximately 35 metres.

LAYOUT

The proposal attempts to address previous applications and appeal decisions by orientating the proposed dwelling to relate with both Delph Fields and Station Road.

SCALE

The size of the proposed chalet bungalow has attempted to be considerate to 2 Delph Fields and orientation to avoid over-looking. The proposal is 6.4 metres to the ridge, 2 Delph Fields is 6.0 metres to the ridge and the host dwelling, 64 Station Road, is 7.2 metres to the ridge. The bungalow will face towards the junction of Delph Fields and Station Road with the proposed linked garage facing and accessing off Station Road.

LANDSCAPING

Currently the garden site is surrounded with native hedging and trees which are likely to be removed and rationalised. Additional specimen native trees will be introduced with the proposed tree planting scheme.

APPEARANCE

The proposal is to create a dwelling which relates to the host property which is a house and the immediate neighbouring property which is a hipped roof bungalow.

ACCESS

Access to the site will be via a new access off Station Road, which will be constructed to the specifications of LCC Highways Department. Access to and around the proposed chalet bungalow will be constructed to comply with Regulation Part M – (Access to and use of buildings).

EXTERNAL MATERIALS

WALLS – To be good quality facing brickwork (to be conditioned).

ROOF – Natural Slate

WINDOWS & DOORS – Cream UPVC

APPLICATION PLANS

2594-13-01B
2594-13-02

FLOOR PLANS & ELEVATIONS – PROPOSED
SITE & LOCATION PLANS

G R Merchant
February 2014.

APPENDIX

LOCATION PLAN 1/2500

“GOOGLE” SITE PLANS

INSET 11 LONG SUTTON

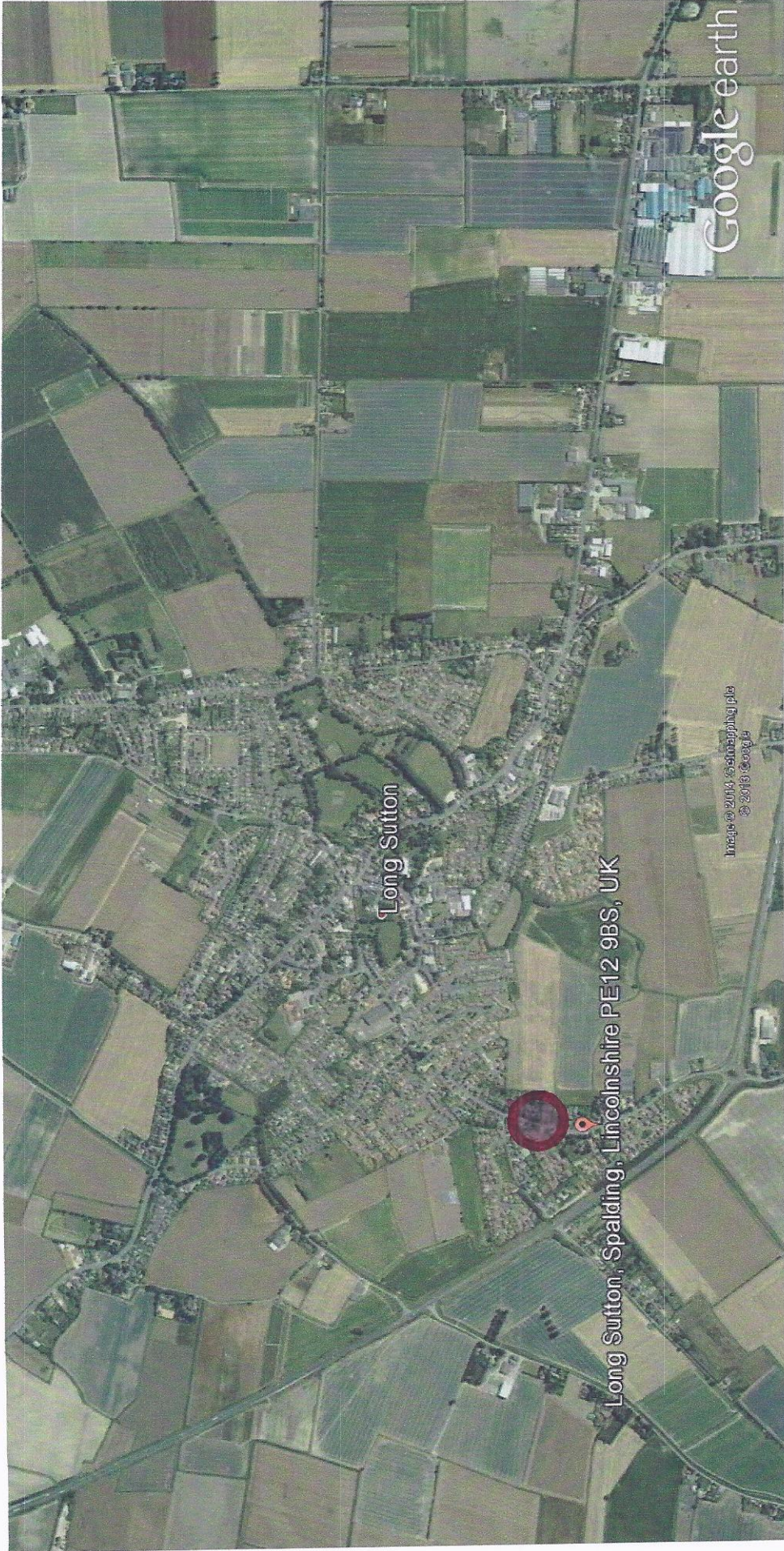
STREET SCENE FROM JUNCTION OF
STATION ROAD & DELPH FIELDS

REFUSAL OF PLANNING PERMISSION H11-0657-04

THE PLANNING INSPECTORATE DECISION
APP/A2525/A/04/1162192



LOCATION PLAN,
1/ 2500.



Google earth

miles

km

1

2

▲



Google earth

Image © 2014 Earthstar Mapping LLC
© 2013 Google

Google earth

feet
meters

1000
300





Google earth

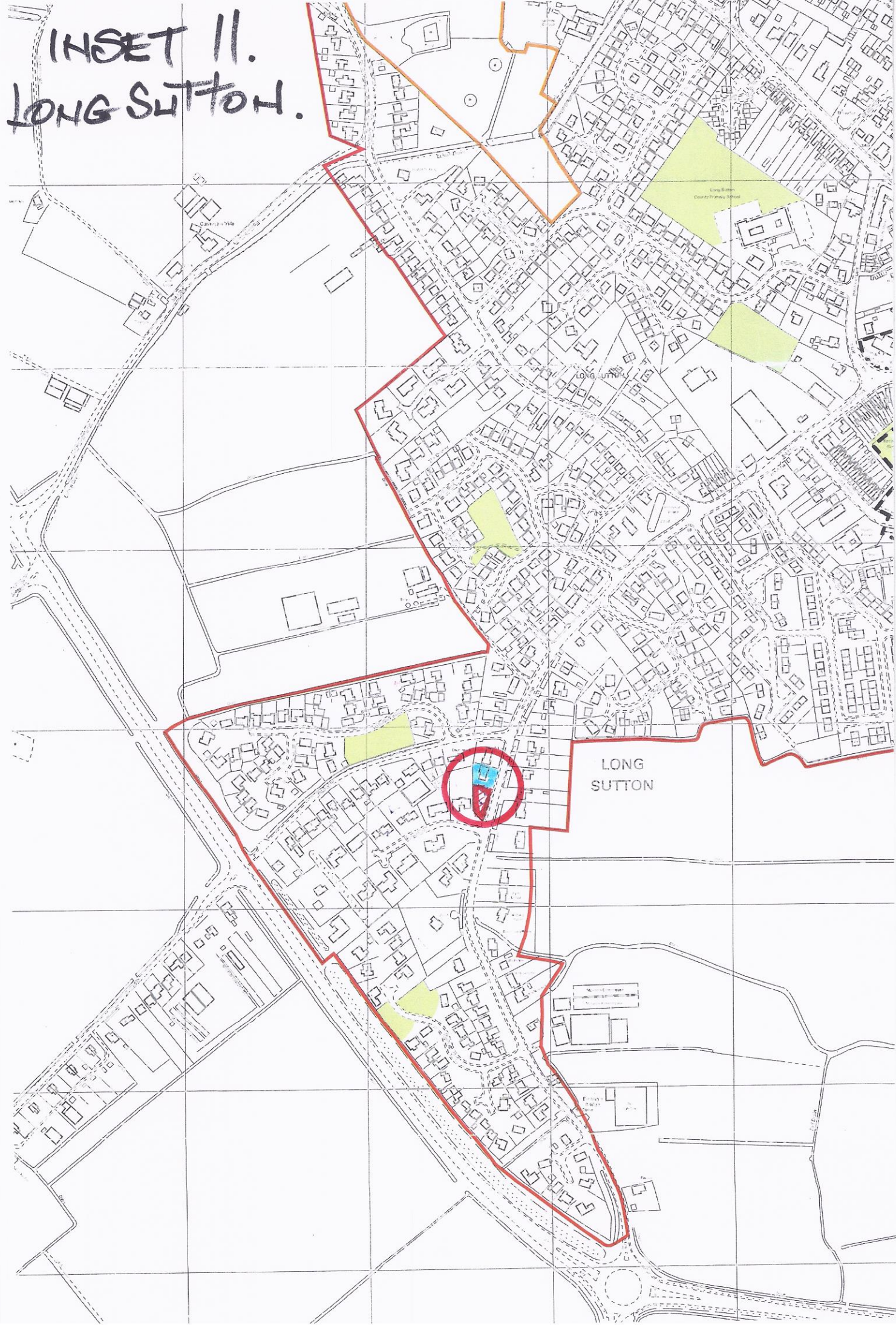
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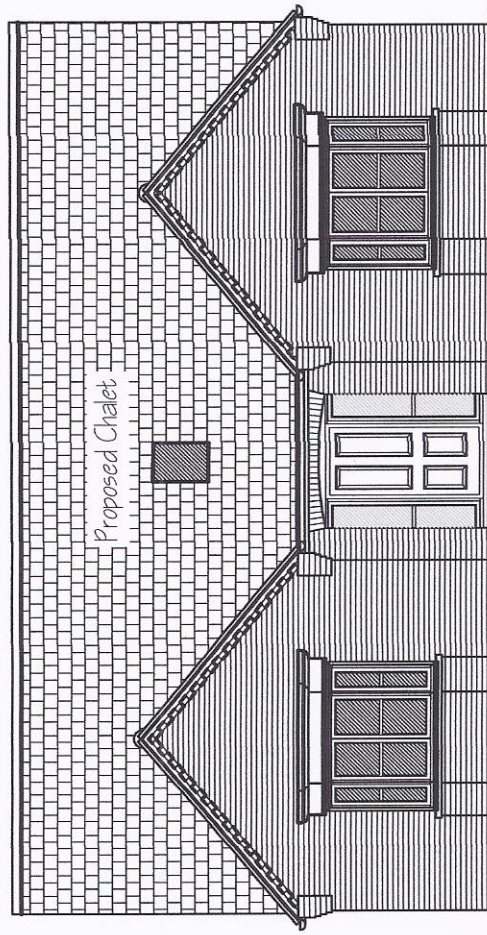
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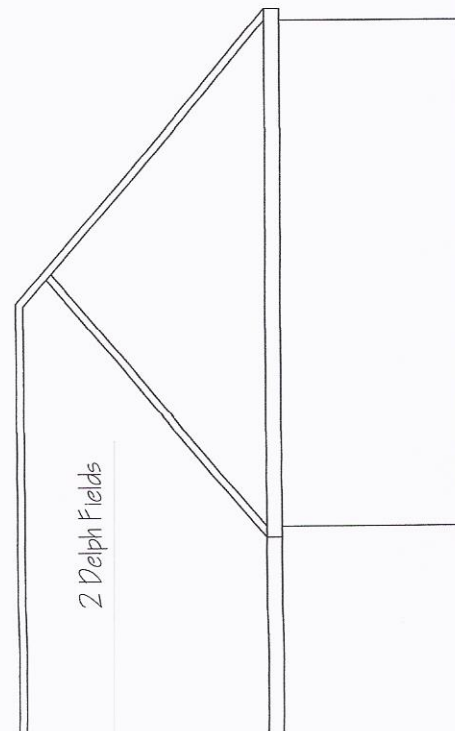


INSET II.
LONG SUTTON.





Proposed Chalet



2 Delph Fields

STREET SCENE FROM STATION ROAD / DELPH FIELDS JUNCTION
(Not to Scale)



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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H11-0657-04 Received: 19-MAY-04 Type: OUTLINE

Name: Mr & Mrs E T S Simpson
64 Station Road
Long Sutton
Spalding
Lincs

Agent: Geoffrey Collings & Co
13 High Street
Long Sutton
Spalding
Lincs

Description: Erection of detached house and garage

Location : Land adj to 64 Station Road Long Sutton

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 The proposal seeks to introduce a form of cramped development on a small corner plot which would be uncharacteristic of, and seriously detrimental to, the existing form, layout, character and appearance of the area. Furthermore, the proposal would be likely to give rise to increased levels of noise, disturbance and a perceived general loss of privacy to the severe detriment of the residential amenities of existing and future residential occupiers. In the context of the above, the proposal moots a cramped form of inappropriate residential development which is clearly contrary to the provisions of Policy 7 of the Lincolnshire Structure Plan, November 2000; Policies H1 and E1 of the Adopted South Holland District Local Plan, 1988; Policies H1 and GEN1 of the South Holland District Local Plan First Deposit Draft to 2011; and to the principles of good design and neighbourliness enshrined within Planning Policy Guidance Note No 1 'General Policies and Principles'.

Note(s):

The determined plans are:

1:1250 site location plan (house and garage layout indicative only) received 19 May 2004.

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Sewinans

Head of Planning & Development

14 JUL 2004

H11-0657-04

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.



Appeal Decision

Site visit made on 23 March 2003

by **Peter F Jamieson**
CEng, MICE, MIHT, MCMI, MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
409 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date

07 APR 2003

Appeal Ref: APP/A2525/A/04/1162192

Land adjacent to 64 Station Road, Long Sutton, Spalding PE12 9BS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr and Mrs E T S Simpson against the decision of South Holland District Council.
- The application (Ref. H11/0657/04), dated 18-5-04, was refused by notice dated 14-7-04.
- The development proposed is a detached house and garage.

Decision

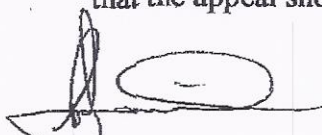
1. I dismiss the appeal.

Reasons for the Decision

2. The appeal site is a sub-division of the garden of 64 Station Road and lies within the development limits of Long Sutton. The principle of a dwelling on the site is not, therefore, in dispute. Indeed outline planning permission was granted back in 1988 for a dwelling on this same plot. The illustrative plan submitted with the present application is also identical to that for which outline planning permission was previously granted. The situation has changed, however, since 1988. The principle changes being an extension to the host property and the erection of a development of bungalows on land to the west of the appeal site.
3. For a dwelling on this site to be in keeping with the character and appearance of the street-scene it would have to be located close to the rear boundary, as indicated on the illustrative plan. Such a location would result in the proposed dwelling being particularly close to the bungalow at 2 Delph Fields. At my site visit I viewed the appeal site from that property. From that location it was readily apparent that a house on the appeal site would appear dominant and overbearing to occupiers of no.2. The close proximity of the proposed dwelling to no.2 would, in my view, be detrimental to the living conditions of that property. The proposed development would consequently be in conflict with Local Plan Policies H1 and E1.
4. As mentioned earlier, the shape of the plot dictates the position of the proposed dwelling. In the suggested position the dwelling would be consistent with the setting of 64 and 62 Station Road, both of which are detached houses with only a small gap between them. Although the development may well appear cramped on the submitted plan, as argued by the Council, I do not consider that such an effect would manifest itself when viewed from Station Road. I recognise that the proposed dwelling would be smaller than 62 and 64, but I find no detriment in that. The proposed dwelling would be fairly close to the host property, but

separated by the garages to both properties. For that reason, I consider noise and disturbance to occupiers of the host property would be minimal.

5. Even though I have found the proposed dwelling to be acceptable in the street-scene and to be of no material detriment to occupiers of the host property, I consider the impact on 2 Delph Fields to be sufficiently severe for this to be the determining factor in the appeal. For the above reasons, therefore, and having considered all other matters raised, I conclude that the appeal should be dismissed.



Inspector