DESIGN AND ACCESS STATEMENT

Proposed Residential Development on parcel of land positioned between:
No.77 Little London & No.42 Daniels Gate,
Long Sutton, Lincs
For: Mr G Franklin



The Application Site

Introduction

Location & Surroundings

This site is located towards the northern side of Long Sutton, accessed off Little London between number's 77 & 73, and basically a landlocked area of land between No. 42 Daniels Gate and No.77 Little London.

The access to the parcel of land 'the application site' is created off Little London, and is that seen in the photograph below, which incidentally also serves a bungalow now being constructed under permission H11-0893-13.

Photo showing existing access



The application site belongs to number 42 Daniels Gate, and was an area of land that was left since the 2 dwellings (No's 38&40) were constructed some years ago. The area of land has been of little use and more of a hassle factor since that time due to its maintenance extent and remote location from the house.

The photo below shows No.42 from the rear (taken from the site) which is the original dated cottage to which the area of land belongs, and the 2 adjacent dwellings (No's 38 & 40) were those which were constructed on the road frontage several years ago, leaving the application site in effect abandoned.



Photo showing No's 38-42 Daniels Gate, West of the application site

As there shall be a dedicated, newly formed / surfaced access created by the neighbouring development, this will ideally form the access required for this application site without hindrance of any other dwelling, dwelling access, garden, or major tree felling, neither will it require demolition of any adjacent construction to form the access.

The original use of the parcel of land is very much unknown, it most probably formed a smallholding or allotment maybe before the area was built up, but more recently as mentioned it has been layed to grass and used to purely for walking dogs around. It is very much disused and a nuisance to No.42. The land can be referred to as 'additional land' to No.42, and is not seen as 'garden' land as the garden to No.42 is west of this large area immediately behind No. 42.

The land is extremely well screened and private from 3 directions, surrounded by high hedges and mature trees.

The classification whether brownfield or greenfield here could possibly be debated either way, but to clarify this does not form part of a 'garden-snatching' type development as there is nil effect to the host dwelling.

Surrounding Development

As this piece of land is almost hidden within surrounding fairly well populated development, and is so well screened, there is no real neighbouring property characteristics that set an example or that this proposal should follow.
The nearest dwelling will be that recently permitted which is a bungalow to the rear of 77 Little London.

To the south of the site, beyond the vast thorn hedgerow boundary, is a dense housing estate more recently constructed by Stepford Homes under permission H11/0245/09, which consists of semi detached and terraced 2 storey houses, which were constructed on a site also of former redundant small holding type use, mainly set to orchard. The orchard was however demolished to allow the development, now accessed off Back Lane & Daniels Gate.



Photo showing the development type to the south of the site off Back Lane



Photo looking to the south from this application site (onto the above mentioned development beyond the dense hedgerow)

To the west of the site, although some 50 yards away, were the 1980's style detached houses (No's 38 & 40) fronting Daniels Gate. To the immediate east of the site is a mature high level lleylandi hedge which forms a visibility barrier between the back end of the gardens to the semi-detached cottages fronting Back Lane, along with the access past the recent permitted bungalow.

To the north of the site, again a very long way off, beyond large mature trees and totally not visible, is a large bungalow that was built behind dwellings fronting Daniels Gate.



Photo taken from site looking north into the mature boundary

The application site measures approx 780sq metres, not including the access, which would become a shared driveway for this proposal and that of the recently permitted bungalow which belongs to the applicants brother.

Proposal

The application proposal is to provide a residential dwelling on the site, whilst maintaining privacy into and from the surrounding neighbours, preventing impact on any surrounding properties, and by careful consideration, thoughtful orientation and understanding of surroundings.

Although this proposal is an outline application, the dwelling can be further agreed at reserved matters stage, therefore the officer allocated to this application can consider the proposal open-minded and the site plan documents issued with this application are purely for identification purposes, illustrating the site is well suited to development and easily accommodating. The footprint can be adapted as necessary for all parties to agree at reserved matters, including the scale, height and appearance.

Our suggestion for the proposal would however be for a 1.5 storey dwelling with views north and south into the mature boundaries, this will then have no adverse impact on any neighbours. The recently approved bungalow to the east would share the access, and would be cleverly obscured by vegetation and existing trees on the eastern boundary along with the position of the garage block which would prevent any overlooking whatsoever into the new bungalows rear garden.

The Process
Assessment

The neighbouring dwellings offer no architectural merit or important appearance that needs to be followed through into this proposal, and really any development proposal would suit this application site.

We would suggest a brick type similar to that chosen for the recent permitted bungalow with some tasteful brick detailing and quality materials including a slate roof and good quality windows would be most appropriate.

The proposed development is in accordance with national policies PPS1 ‘delivering sustainable development’ and PPS3 ‘housing’.

The development is also deemed to be in accordance with the South Holland local plan policies SG1 – Generally sustainable development

SG14 – design and layout. SG14 suggests that choice of materials, the relationship of the development on surrounding properties, the scale, architectural detailing, the affect on nearby residents, overlooking, loss of light and layout of access will be taken into account. This proposal utilises an existing access and as condition of the application H11-0893-13 there will be very good provision of privacy fencing along both sides of the access to protect neighbours. The dwelling is sited so that the private amenity space (rear garden) belonging to the proposed dwelling is protected

from the proposal and the existing screened boundaries. Due to the indicative position and orientation of the dwelling along with the garage location, there is no impact to any neighbour from overlooking.
We believe that the design therefore effectively considers and satisfies this policy.

SG17 – Protection of residential amenity due to before mentioned review and the fact that there are proposed boundary treatments to the western boundary which will include a 2m high closeboard fence and individual new trees.

The proposed development is in accordance with national policies PPS1 'delivering sustainable development' and PPS3 'housing' (also see notes adjacent HS5 policy justification given below).

The development is also deemed to be in accordance with the local plan policies SG1 – Generally sustainable development, as this is located within a well populated area of an area centre and within the confines of the development boundary.

SG18 – Proposal generally identifies the protection of the existing boundary treatments as we plan to utilise the mature hedgerows and tree belts to the boundaries.

HS5 – Housing is within the defined settlement limits of an area centre. This proposal is making appropriate use of a generally un-used and under-used piece of land within a defined settlement limit.

As we have suggested previously, there is a cause for debate as to the type of land whether greenfield or brownfield, as its not really used as garden land and its historic use is a little unknown.

Although SHDC have reviewed the policy in relation to garden land not constituting to 'Brown field land', it is still recognised that there is appropriate 'garden land' for development and that consideration will still be given on the merits of each individual application. Therefore we suggest whatever the land may be classified, it shall be appropriate for development causing no effect to neighbours.

HS17 – The proposal satisfies all criteria for this policy and numerous other housing policies.

Due to the location within an area centre, a piece of land that could be deemed as underdeveloped, in an area where housing is required and that satisfies all previous concern by way of its design, then the proposal should be considered appropriate.

Involvement, Evaluation & Design

We obtained some early pre-application advice from the planning department for a development proposal, which included both discussions directly with a planning officer and a formal pre-app. It was generally realised that the land is appropriate for development.

The access shall be constructed under permission H11-0893-13 and therefore will be in place prior to this development is started.

We have had discussions with Jon Sharpe of the highways department, who recognises that development here is appropriate, however at the time discussion took place Jon Sharpe had concerns with the access width if it served more than 1 dwelling. A ransom strip has now been purchased from No.77 Little London, and as such the access width can be increased. Currently the access width at the narrowest point measured 3.8m, we can increase this width to a minimum of 4m as requested by Jon Sharpe at the time of discussion. The boundary fence to No.77 adjacent the access will be repositioned to accommodate, and if not moved before this application is considered we agree to a condition so that all parties are clear on the requirement.

It should be noted that this access will be significantly wider than 4m in places along its route.

We would include required measure's as expected by the EA, in that in the event of flooding the occupants would still be able to escape the Ground Floor. **Sleeping accommodation would be on the first floor**. As good practice, we would also include a render finish internally rather than dot&dab, water resistant solvents/sealants and G/F construction either in a solid form, or if it has to be beam/block for other reasons dictated, the void will have a solid base and flood drainage measures to soakaway.

The Design
Use

The use of this development is solely for residential purpose, as per the surrounding area.

The existing use of the parcel of land is very much best described as 'unused', yet is laid to grass and currently trying to be maintained as best as possible for appearance.

The land belongs to No.42 Daniels Gate, although is not seen as garden area due to the extent and there is a separate associated garden closer to No.42.

The development retains and utilises the existing site access position and general driveway / track as access.

Amount

The proposed dwelling size can be dealt with at reserved matters stage, the current indicative footprint seems wholly appropriate and gives a good extent of amenity space, allowing the dwelling to be positioned a minimum of 10m from the rear southern boundary. The west boundary will be fenced and landscaped by provision of trees, to further screen any new development.

Layout

The general site layout utilises an existing access which will automatically flow into the dwelling's garaged parking area and hardstanding. The garage is positioned well to give clear views through the site from the access & to neatly connect the garage from the approved bungalow, forming a well worked entrance / turning area.

The dwelling sits back into the plot, positioned to avoid any impact of overlooking onto or from the dwelling.

Scale

As described the dwelling scale would be suited to the surrounding restraints if kept to 1.5 storey dwelling, incorporating dormer style windows and low level eaves.

We would suggest a timber clad garage tastefully constructed and positioned with a tree belt in the background, giving a real traditional secluded character appearance to the north of the site.

Landscaping

The site benefits from some nice mature landscaping to 3 boundaries as previously mentioned, that will remain, and that can be seen on the accompanying plan. The newly formed boundary will have a new fenceline and trees.

The existing utilised access shall be block paved between the existing houses (numbers 73 & 77) so that there are no disturbance issues with entering vehicles, and to the front of the recently approved bungalow through to the proposed garage on this application site the driveway will be well compacted small gravel.
The remainder of the gardens will be heavily landscaped and the rear private garden laid to lawn.

Appearance

The appearance of the proposed dwelling will be dealt with at reserved matters stage.

Access & Visibility

The existing access to the parcel of land between number 77 and number 73 Little London shall be retained and form the property access. As the access is existing, there is already a dropped kerb at the footpath edge and the neighbours do not need to expect any change of use, i.e. the vehicular access will cause no change or surprise. As the access is existing there will remain unchanged visibility, there are unrestricted views to the south and a good stretch of the road from the north can be seen, and benefits from oncoming traffic being the opposite side of the road.

Final Evaluation

The proposed development is relatively small scale, in an area within a defined settlement limit on a parcel of generally 'useless', under used land, of a large area in comparison with the proposal and with the benefit of an existing highway access.

We have understood all of the surroundings and have carefully positioned an indicative dwelling. We have proposed generous distances between the boundaries and positioned the dwelling so that there is no adverse impact to neighbours.

The dwelling shall utilise effective and tasteful materials, can be designed very sympathetically and will therefore meet local planning criteria / policies.