



DESIGN AND ACCESS STATEMENT

IN RELATION TO

**CHANGE OF USE OF LAND FOR THE STATIONING OF A
MOBILE HOME FOR USE AS AN ANNEXE
(RETROSPECTIVE)**

AT

**LAND REAR OF 184 SEAGATE ROAD
LONG SUTTON
LINCS
PE12 9AD**

FOR

MRS HOEY

Job No. SE-2012

September 2023

1.0 INTRODUCTION

This application seeks full planning permission for the change of use of the land to allow for the stationing of a mobile home to be used as an annexe in association with the existing dwelling. The application site is located at land to the rear of 184 Seagate Road, Long Sutton. The application is retrospective.

2.0 PLANNING POLICY & CONTEXT

2.1 SITE DESCRIPTION

The application site is located on land to the rear of 184 Seagate Road, Long Sutton. It is positioned on the southern side of the A17, outside of the defined settlement boundary for Long Sutton. The site comprises the extended garden land serving the existing dwelling known as 184 Seagate Road. There is an existing mobile home on the site (subject of this application) which falls within the planning definition of a caravan.

The site is within a semi-rural location with agricultural land to the east and west and an existing dwelling and outbuilding to the south. The mobile home is positioned in line with the neighbours outbuilding and there is 1.8m high close boarded fencing between the two properties. The boundary to the north of the site is open.

The site lies within Flood Zone 3 as set out in the Environment Agency's Flood Maps for Planning.



Figure 1: Aerial photograph showing site location

2.2 PLANNING HISTORY

None

2.3 PROPOSAL

The proposal is for the change of use of the land to allow for the stationing of a mobile home. The mobile home is to be used as an annexe in association with the host dwelling at 184 Seagate Road. The annexe will be used as overspill accommodation which is incidental to the host dwelling and will also be used by the applicant whilst number 184 is being renovated.

2.4 PRINCIPLE

Policy 1: Spatial Strategy of the South Lincs Local Plan (Local Plan) sets out the settlement hierarchy of the District, directing new development to the larger settlements in the first instance. Part D of Policy 1 is concerned with the Countryside and states that the Local Plan area which is outside of the defined settlement boundaries is designated as Countryside. In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrate that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

The application site is located outside of any defined settlement boundary and is therefore in a 'Countryside' location in policy terms. However, the proposal is for the stationing of a mobile home for use as an annexe and is therefore essentially an extension to that property. There is nothing within the Local Plan which restricts extensions to existing dwellings and therefore the principle can be supported.

2.5 FLOOD RISK

Section 14 of the NPPF requires a Sequential approach, directing new development to areas at lowest risk of flooding before areas at higher risk are considered.

The application site is located on land within Flood Zone and 3 and is therefore on land at highest risk of flooding. It is widely accepted within the District that South Holland as a whole is an area at high risk of flooding and therefore the Sequential approach set out in the NPPF is not achievable. However as this proposal is effectively for an extension to the existing dwelling, there are no other alternative sites available to accommodate the development (lower flood risk or other) and therefore in any event the Sequential Test is passed. Upon passing the Sequential Test the Exception Test must be applied. Proposals must demonstrate that they a) provide a greater community benefit which outweighs flood risk and b) are technically safe from flooding without increasing flood risk elsewhere.

With regards to a) the proposal will effectively extend an existing dwelling which will improve the quality of the housing stock in this locality. This will provide a benefit for future generations. With regards to b) the application is accompanied by a flood risk assessment which demonstrates that the site is technically safe from flooding. Accordingly the Exception Test is passed and it can be concluded that the proposal is acceptable in flood risk terms in accordance with Section 14 of the NPPF.

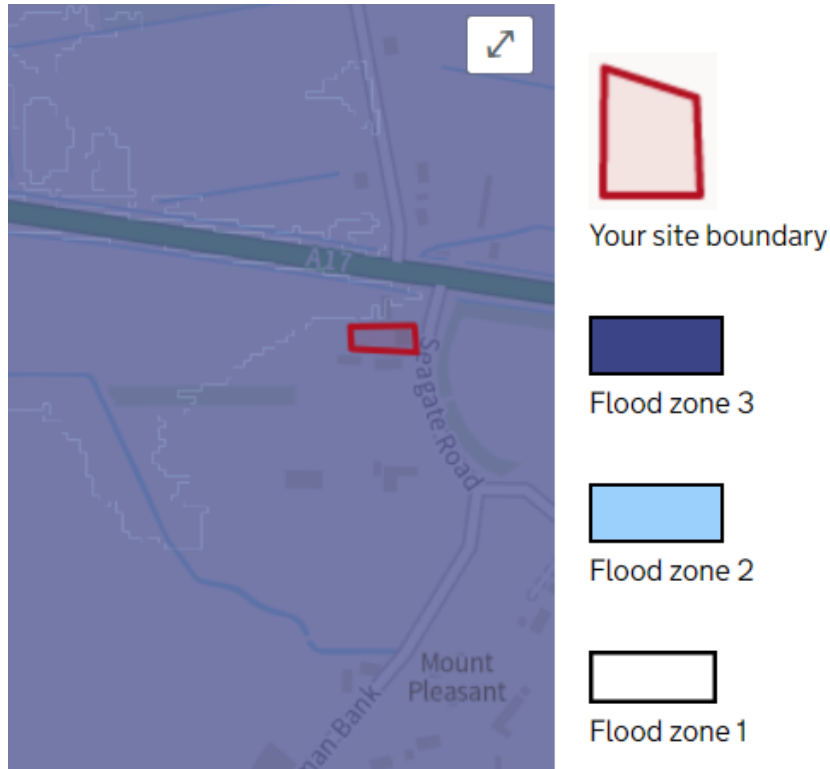


Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE, AMOUNT, SCALE AND APPEARANCE

It is proposed to regularise the situation on site to enable the change of use of the land for the stationing of a mobile home for use as an annexe. The proposal will effectively extend the existing residential property. There are other dwellings within the immediate vicinity of the site, with the next door dwelling also having an outbuilding to the rear. The proposal will therefore be consistent with the form and character of other dwellings in the area, thereby complying with Policy 2 of the Local Plan.



Figure 3 Location Plan

The mobile home falls within the planning definition of a caravan and therefore the scale, design and appearance are not relevant. However the location of the site and the position of the mobile home is important given that it is closely linked to the host dwelling, and shares the same access, garden and services. It is therefore clearly ancillary to the host dwelling rather than an independent property in its own right. Set against the backdrop of the existing dwelling and the outbuildings associated with the neighbouring dwelling to the south, the proposal will not appear visually intrusive nor will it harm the character and appearance of the countryside.

3.2 LAYOUT

The proposal is positioned to the rear of the host dwelling and shares the access, garden area and services with its host.



Figure 4: Indicative Site Plan

3.3 LANDSCAPING

There are no proposed changes to the existing landscaping.

4.0 ACCESS

4.1 VEHICLE & TRANSPORT LINKS

The site benefits being in close proximity to major transport facilities and is within walking distance to Long Sutton centre accessed by an existing footpath on the opposite side of the A17. Nearby bus stops provide a bus service to neighbouring towns and villages.

By road, the towns of King's Lynn, Wisbech and Holbeach are short distances away offering shops and services associated with larger market towns.

These public amenities as well as many more are within walking distance from the proposed site of development:

- Local shops/general stores/post office
- Primary School/Nursery
- Public House
- Playing Field
- A Doctor's surgery
- Secondary School
- Principal employment area for Long Sutton

4.2 SITE ACCESS

Access to the site will be via the existing access point. As the proposal will form part of the same household as the host dwelling there will be no additional vehicular movements to and from the site. There is ample space for parking and turning in order that vehicles can enter and exit the site in forward gear.