



DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located to the west of 2 Brewery Lane, off Roman Bank, Long Sutton. The road is a cul-de-sac. With this plot being the only undeveloped area.
- 1.2. This application is a resubmission of application H11-0665-15. The original application was refused due to perceived overcrowding and the proximity of one of the houses to established Willow Trees on the adjacent site.
- 1.3. The site had previously be granted planning permission for a 3 bedroom house planning ref: H11-0247-11 and a 3 storey 4 bedroom house, planning ref: H11-0573-11. Although these approvals have now expired, the broad principles of development are therefore already established.

2. SITE ASSESSMENT

- 2.1. The site sits within an established row of mixed two storey semi-detached dwellings, in a residential area of Long Sutton.
- 2.2. It is difficult to determine a specific 'design character' for this area of Long Sutton, as there is an eclectic mix of styles, designs and materials. However, the semi-detached dwellings along Old Brewery Lane are of modern design, construction and materials.

- 2.3. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.
- 2.4. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3 and therefore a Flood Risk Assessment will be submitted to accompany this application. Although South Holland Strategic Flood Risk Assessment Residual risk shows the maximum flood risk to be less than 0.5m

3. EVALUATION

3.1. Opportunities

- 3.1.1. The opportunities for development in a broad sense has been established as a part of the Previous Approval

3.2. Constraints

- 3.2.1. The building's designs and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.
- 3.2.2. Any residential development proposal should take account of the general character and grain of the established area.
- 3.2.3. Due to the perceived overcrowding of the previous scheme 3 dwellings on the plot is thought to be the maximum.
- 3.2.4. It is also essential that an appropriate distance is kept from the Willow Tress on the adjacent plot.

4. DESIGN

- 4.1. The design of the proposed dwellings, which are the subject of this application are intended to reflect and reinforce the buildings seen in the area and produce a dwelling that sits well within the site and adds to the rhythm of the street scene.
- 4.2. The building have been designed to reflect similar dwellings on adjoining sites, but will be constructed in more modern materials.
- 4.3. The houses are to be brick built, with a red/brown multi facing brick, with a concrete interlocking tile roof. The design is to reflect the varying styles of construction seen with the vicinity of the site and allow the property to fit with the street scene.
- 4.4. Great effort has been made to ensure no other dwelling will be overlooked, with only one side facing window on the ground floor and no side facing windows on the first floor to mitigate any potential for overlooking.
- 4.5. The detached property has been designed to make best use of the amenity of the adjacent pond but still remain an appropriate distance for the Willow Trees.

5. ACCESS AND SUSTAINABILITY

- 5.1. The proposed house is within a sizable town and is classed as an Area Centre in the SHDC Local Plan. In the near vicinity there is a general store, place of worship and public houses within less than a few minutes' walk. With all the amenities of the town centre a few minutes or a bus ride away.
- 5.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.

5.3. A bus service operates along London Road, with bus stops very close to the junction with Roman Bank, providing easy access to Peterborough, Spalding, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

6. CONCLUSION

6.1. It is considered that the proposed development is suitable for its site and the area generally. A feeling echoed by the planning officer during additional pre-application advice he stated, *Whilst a pair of semis would be most appropriate upon the site the latest proposal may be favourably considered assuming the spread of the Willow trees is accurate and given the previous history of the site.*

6.2. In summary, it is contended that the proposal is of benefit not only to the site, but also Long Sutton.