



DESIGN AND ACCESS STATEMENT

EXTENSIONS AND ALTERATIONS TO FORM 2 X 2-BED FLATS AND 2 X 3-BED 2-STOREY HOUSES

AT

**THE ROYAL STANDARD
LONDON ROAD
LONG SUTTON**

FOR

IMN PROPERTIES

Job No. SE-1734

October 2021

Swann Edwards Architecture Limited - Registered in England & Wales No. 07943586.
Place of Business: Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk
Registered Office: 22-26 King Street King's Lynn PE30 1HJ.

1.0 INTRODUCTION

This statement supports the application for full planning permission for extensions and alterations to the existing building to form 2 x 2-bed flats and 2 x 3-bed townhouses. The extensions comprise of the addition of a first-floor on the existing single-storey rear projection and the addition of an enclosed porch in place of the existing porch on the front elevation. The application site is located at The Royal Standard, London Road, Long Sutton.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located within the built up settlement of Long Sutton, along London Road. It is positioned on the southern side of the highway, on the corner where London Road meets Royal Standard Close.

The site comprises of a former pub building which has long been converted to residential use and accommodates 3 flats (2 x 3-bed units and 1 x 2-bed unit). The existing building is 2-storey detached and finished in cream paint and render. The building has no outdoor amenity space and there is a car parking area located to the rear (south) of the site. The boundaries are open to the front of the site and there are walls and fencing on the south, and part of the north, east and west respectively.

The site is located within Flood Zone 3 of the Environment Agency Flood Maps for Planning.



Figure 1: Aerial photograph

2.2 PLANNING HISTORY

There is no planning history on the site post 2006.

2.3 PROPOSAL

The proposal seeks full planning permission for extensions and alterations to the existing building to allow it to be converted to 2 x 2-bed flats and 2 x 3-bed townhouses. The front part of the building will accommodate the flats and the rear element, which has a Royal Standard Close frontage, will accommodate the townhouses.

The extensions include the addition of a first floor to the existing single-storey rear projection. The extension will comprise of a dual pitched roof with dormer windows and roof lights on the front elevation and roof lights only on the rear. It is also proposed to rework the existing glazed porch to create a solid brick built porch which will function as the formal entrance and cupboard for unit 1.

Each unit will have an area of outdoor space which will be private by means of the existing close boarded fencing.

The parking area to the rear of the site will be formally laid out to provide for two tandem spaces per dwelling.

2.4 PRINCIPLE

Policy 1 : Spatial Strategy of the Local Plan sets out the settlement hierarchy for the District. It identifies where development is to be directed, naming Long Sutton as a 'Main Service Centre'. Policy 1 states that within the settlement boundaries of the Main Service Centres as shown on the Inset Maps, development will be permitted that supports their role as a service centre for the settlement itself.

The application site is located within the development boundary of Long Sutton as set out in the Inset Maps which form part of the Plan. The proposal will add to the housing stock within a 'Main Service Centre' and will formalise garden and parking areas for the existing dwellings, which will be of benefit to their associated residential amenities. The proposal will therefore increase and improve the housing stock within a Main Service Centre which in turn will support its role as a service centre. The proposal is therefore supported in principle by Policy 1 of the Local Plan.

2.5 FLOOD RISK

Section 14 of the NPPF requires a sequential approach by directing development into areas at lower risk of flooding before land at higher risk of flooding is considered. This is known as the Sequential Test.

The application site is located within Flood Zone 3 and is therefore on land which is at highest risk of flooding. However, the proposal is for extensions and alterations to an existing building and therefore there are no other alternative sites available which could accommodate this particular development. As such the proposal is deemed to pass the Sequential test.

Upon passing the Sequential Test, the Exception Test applies as set out in paragraph 160 of the NPPF. This requires that (a) the development will provide wider sustainability benefits to the community that outweigh flood risk; and (b) that the development will be safe for its lifetime.

With regards to (a), the proposal would increase and improve housing stock within a Main Service Centre. With regards to (b), a flood risk assessment accompanies this application which demonstrates that the development is technically safe from flooding for its lifetime without increasing the risk of flooding elsewhere.

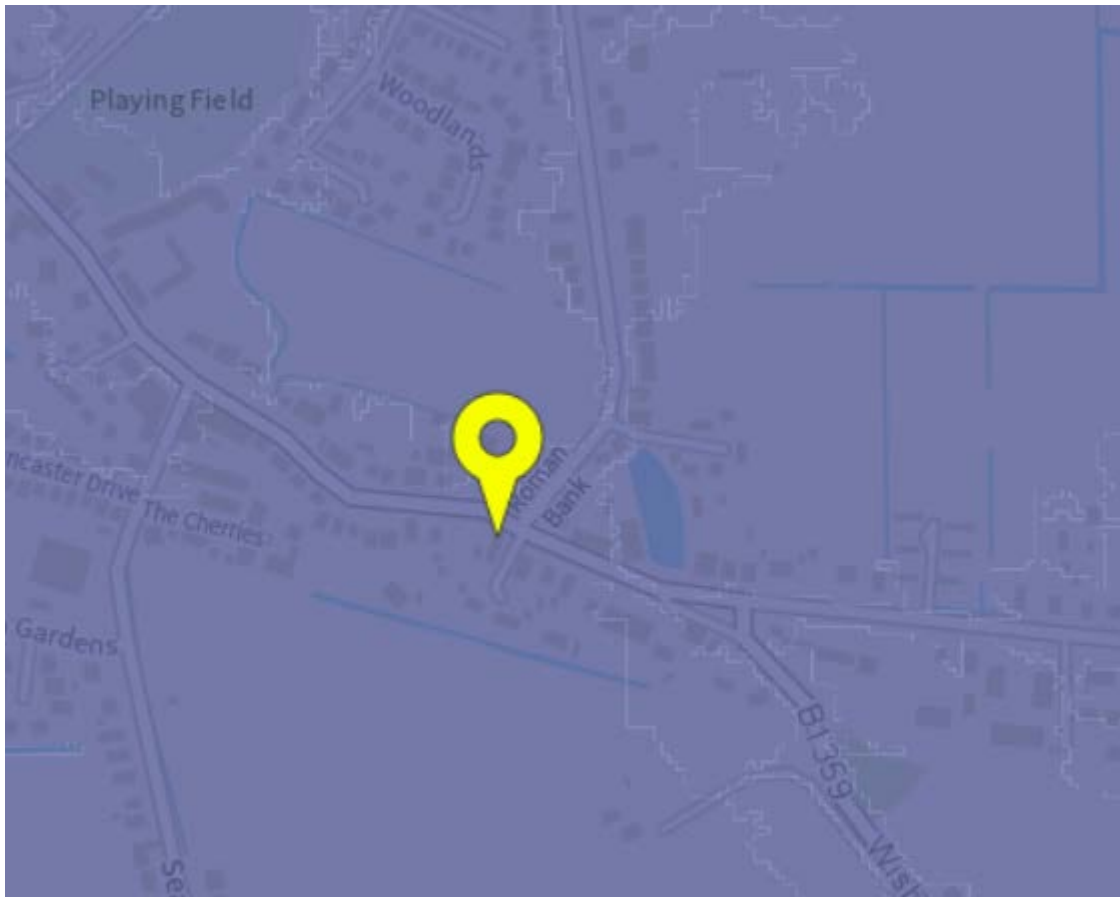


Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE, AMOUNT, LAYOUT SCALE AND APPEARANCE

The use of the site will remain as residential and the proposal will increase the number of residential units from 3 to 4. The development will result in a mix in the type of dwellings available by providing both flat and townhouse type properties. This provides housing options for the market, which will contribute to the sustainable nature of the settlement.

There are no proposed changes to the layout of the site however there will now be more visual interest on the Royal Standard Close street scene given the new extension above the existing single-storey projection. Following the proposed extension, the rear projection will visually remain as a subservient element to the former public house part of the building which fronts London Road. All new first floor fenestration has been carefully placed in the roof plane of the extension or fronting the roadway in order that neighbouring occupiers do not suffer from loss of privacy as a result of the development.

The brick built porch will replace an existing glazed porch. It will have the same footprint and height. Visually it will appear very similar to the existing porch, the key difference being the change in wall materials. It will therefore have a negligible impact on the existing building.

The proposal will incorporate dedicated private amenity space for each dwelling and formal parking, which is an improvement on the current situation.



Figure 3: Location Plan



Figure 4: Site Plan



Figure 5: Proposed Elevations

3.2 LANDSCAPING

There is currently no formal landscaping within the site. The proposal will provide individual landscaped garden areas for each dwelling as well as a grassed area along the London Road frontage.

4.0 ACCESS

4.1 LOCATION

Section 09 of the NPPF promotes sustainable transport. The application site is located within the built up settlement of Long Sutton, within a central location. Future residents will be able to walk or cycle to the town centre to gain access to retail, employment, education and health facilities as well as to access public transport. The site can therefore be considered as in being in a sustainable location as there are a range of sustainable transport options available for future residents.

4.2 SITE ACCESS

Access to the site is via the existing arrangement which is from Royal Standard Close. The parking area will be formalised, marking out 2 spaces per dwelling. This adheres to the standards set out in the Development Plan.